

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> March 4, 2009	
TITLE: 8002 Watts Road – PUD-SIP for a Dental Office. 9 <sup>th</sup> Ald. Dist. (13661)	<b>REFERRED:</b>	
	<b>REREFERRED:</b>	
	<b>REPORTED BACK:</b>	
AUTHOR: William A. Fruhling, Acting Secretary	<b>ADOPTED:</b>	<b>POF:</b>
DATED: March 4, 2009	<b>ID NUMBER:</b>	

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Members present were: Bruce Woods; Chair, Todd Barnett, Richard Slayton, Ron Luskin, Dawn Weber, Mark Smith, Jay Ferm, Ald. Marsha Rummel, Richard Wagner, and John Harrington.

### **SUMMARY:**

At its meeting of March 4, 2009, the Urban Design Commission **REFERRED** a PUD-SIP for a dental office at 8002 Watts Road. Appearing on behalf of the applicant was Duane Johnson, who presented changes since the Commission last reviewed the proposal. He stated that the entrance to the building has been moved away from the Princeton Club entrance, which facilitates better connection to the bike path and better visibility from the main drive aisle. He noted that sun screens were also added along the south and west sides. Paul Skidmore noted that City Engineering indicated that the soils may not infiltrate stormwater, so the retention area may not be constructed if, upon excavation, it is found not to be effective.

The Commission expressed support for the overall design of the buildings, but conveyed significant concerns about how the building related to the street and how its entrance was visually and functionally disconnected from the sidewalk. The Commission offered several ideas that may help achieve a better relationship to the street through the architecture (including possibly a covered walkway along the side of the building, adding a clearstory on the south side of the building, or other architectural details) and landscaping (including possibly a double row of trees on either side of the walkway with a single row of trees leading to the building). The Commission also discussed adding 3 trees in the 3 tree islands closest to the building, removing the sidewalk to the north, landscaping around the transformer pad, and moving the ground sign to the south.

Registering in support was Peter Worman.

### **ACTION:**

On a motion by Harrington, seconded by Barnett, the Urban Design Commission **REFERRED** a PUD-SIP for a dental office at 8002 Watts Road, noting that the building is well designed and its siting is fine, but the way the building addresses the street needs to be resolved and other items described above addressed.

The motion passed on a vote of (7-2) with Luskin and Smith voting no, and Slayton was absent.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 5, 5, 6, 6, 6, 6.5 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 8002 Watts Road**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	5
	4	7	4	5	6	5	4	5
	5	6	4	-	-	4	5	5
	6	7	6	-	6	6	-	6.5
	5	7	4	-	-	6	6	6
	-	7	-	-	-	-	-	7
	4	8	5	-	-	6	5	6
	6	7	6	6	6	5	6	6

General Comments:

- Address Watts Road with sidewalk access to south. Use architecture and landscaping to resolve.
- Entry has been moved. Mirrored from initial scheme. Very positive change to an attractive suburban project. Improve access for pedestrians on Watts Road.
- Well designed. Consider moving waiting north of vestibule and vestibule entry from south.
- Building continues to ignore Watts Road access. Use architectural design to make a pedestrian and bike connection to Watts Road.
- Connection to street/public sidewalk needs to be enhanced.