

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 24, 2006
TITLE: 625 East Mifflin Street – PUD(GDP-SIP), Sixty-Six Unit Condominium Project. Ald. Dist. 2. (03553)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 24, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Lisa Geer, Michael Barrett, Todd Barnett, and Cathleen Feland.

SUMMARY:

At its meeting of May 24, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for a sixty-six unit condominium project located at 625 East Mifflin Street. Appearing on behalf of the project was J. Randy Bruce, architect. Bruce noted to the Commission that the plans had been modified to reflect the following:

- Based on input from the Tenney-Lapham Neighborhood Association, the project has been downsized from a previously proposed 80 condominium units to the 66 condominium units with reduction in height from a proposed 7-story to a 5-story structure. The new design features the same interior courtyard and setback from the street, in addition to a building stepback above the third floor level.
- The proposed side entry underground parking has been enhanced to provide for two levels with separate entries.
- The first through third stories are prominently all brick with fiber cement siding utilized on the fourth and fifth levels.

Following the presentation, the Commission expressed concerns on the lack of infiltration areas on the site or an equivalent alternative, as well as considerations for a green roof treatment.

ACTION:

On a motion by Barnett, seconded by Barrett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Wagner abstaining. The motion required that the plans be modified to provide for infiltration areas and/or alternatives such as a catch basin or storage area for stormwater, including consideration for a green roof treatment on the lower roof deck above the third floor, as well as considerations for a bioswale at the rear of the building or yard inlet. In addition, provisions for the distribution of both covered and uncovered additional bike parking were requested.

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 6, 7, 7, 7, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 625 East Mifflin Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6.5	6	-	-	7	7	7
	-	7.5	-	6	-	-	8	8
	7	8	7	-	-	7	8	8
	6	7	6	-	-	7	7	6
	7	8	7	7	-	7	7	7
	6	7	7	-	-	7	8	7

General Comments:

- Nice project.
- Fine development, nice scale, appropriate architecture. Needs much more bike parking in this location.
- Nice project. Needs significantly more bike parking. There should be a green roof on the deck. Bioinfiltration should be incorporated with any piping system.
- Upper level parking entry in conjunction with townhouse entry concept is great. Great restraint from not being too cutesy.
- Look into a bioswale along the southeast side of the property for some stormwater collection and infiltration.