

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 17, 2010

TITLE: 1723 Waldorf Boulevard – Modified
PUD(SIP), Two Building, 80-Unit
Residential Development. 1st Ald. Dist.
(03554)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: February 17, 2010

ID NUMBER:

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

SUMMARY:

At its meeting of February 17, 2010, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a modified PUD(SIP) located at 1723 Waldorf Boulevard. Appearing on behalf of the project was Randy Bruce. The modified plans as presented detailed the following:

- Context was provided relative to the development’s location within the “Mid-Town Commons” neighborhood.
- Building elevations have been modified to create more vertical articulation as was with the original flat roof version of the project with more detailing provided; such as stronger bonding on the upper level differential window treatment, along with a mixture of gable and hip roof forms.
- Street trees have not been planted within the adjacent terrace as of yet; leaving no ability to coordinate on-site canopy tree plantings adjacent to the street.
- A retaining wall feature has been provided to strengthen the relationship with the corner.
- Could not move lower level garage entry due to grade issues but expanded out overlying plaza to place its appearance further into the shade and to diminish views.

Following the presentation and discussion the Commission thanked Bruce for the responsiveness to previous comments on the project.

ACTION:

On a motion by Luskin, seconded by Slayton, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0), with Ferm non-voting.

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, 6, 6, 6, 6, 6 and 6.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1723 Waldorf Boulevard

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

General Comments:

- Avoid spirea, potontilla incorporate more native material.
- Much prefer original scheme.
- Nice revisions. Landscape materials need improvement.
- Like original design best. Architect responsive.