

## **AGENDA # 4.**

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> September 21, 2005
<b>TITLE:</b> 5451 World Dairy Drive – PUD(SIP), Office Building – 16 <sup>th</sup> Ald. Dist.	<b>REFERRED:</b>
	<b>REREFERRED:</b>
	<b>REPORTED BACK:</b>
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b> <span style="float: right;"><b>POF:</b></span>
<b>DATED:</b> September 21, 2005	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Chair; Todd Barnett, Robert March, Bruce Woods, Michael Barrett, Ald. Noel Radomski, Jack Williams and Lisa Geer.

### **SUMMARY:**

At its meeting of September 21, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) for an office building located at 5451 World Dairy Drive. Appearing on behalf of the project was Charles Duncan, Joseph Fish, James Frater and David Watts. The modified plans as presented featured the following:

- In address of the Commission’s concern relevant to the proposed level of parking, the plans as proposed feature the banking of future parking stalls (20 stalls) located within the side yards of the site with their development based on future needs.
- The overall surface parking and circulation system was redesigned to eliminate drive aisle access and loading at the rear of the building adjacent to existing wetlands with minimal provisions for truck and fire access provided.
- The site/landscape plan has been redesigned to maintain an upper level open space patio with natural plantings transitioning into wetlands.

### **ACTION:**

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion passed on a unanimous vote of (8-0). The motion required that the landscape architect coordinate with the building’s owner to develop a basic landscape maintenance package that provides for the maintenance and viability of the bioretention plantings to return for approval by the Commission.

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, 7, 7, 8 and 8.5

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 5451 World Dairy Drive**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	5	6	7	-	6	4	5
	7	7	7	7	-	7	7	7
	6	6	8	8	-	7	6	7
	-	-	-	-	-	-	-	6
	-	-	9	8	-	9	7	8
	6	7	5	6	-	6	6	6
	5	6	-	-	-	5	6	6
	7	8	9	9	-	8	8	8.5

General Comments:

- Reduction of paving and parking is nice! Lighting is high quality, landscaping imaginative – thanks!
- Very creative landscape and embracing the wetland area. Upper patios will create a great open space. Will need maintenance program to preserve design. Good lighting.
- Introduce sun control features.
- Great landscape plan. Nice improvements to the parking lot.
- Compliments for cooperating and making the requested improvements.
- More bike parking needed.
- Much improved.