

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 22, 2006
TITLE: 627 East Mifflin Street – PUD(SIP). 2 nd Ald. Dist.	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 22, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of March 22, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(SIP) located at 627 East Mifflin Street. Appearing on behalf of the project was Randy Bruce, architect. The project provides for the demolition of an existing auto repair/supply garage building on the site and surface parking lot in order to construct an 80-unit condominium development. The building as designed, according to the applicant, complies with the Draft East Washington Avenue Build Capitol Gateway Corridor Plan. The building features two levels of underground parking. The building features stepbacks at 3, 5 and 7 stories with a center entry court at the street. Three-story townhouses are located at the street with the roof of the 3-story element acting as rooftop open space for the 4th floor units. Following the presentation, the Commission noted that it liked the Chicago style architecture and good urban feel of the project. It was noted that the applicant should examine providing landscaping along the retaining wall edge adjacent to the Salvation Army parking lot and look at continuing brick cladding on upper elevations.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no action was taken 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 7.5, 8, 8, 8 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 627 East Mifflin Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	8	6	7	-	7	8	8
	-	-	-	-	-	-	-	7.5
	9	9	-	9	-	-	9	9
	7	8	-	-	-	7	8	8
	7	9	-	-	-	8	8	8

General Comments:

- Like the central entry courtyard and potential for rooftop outdoor spaces. Appreciate the underground parking allowing for more urban density.
- Very interesting, very urbane interpretation of the recent planning efforts in this area.
- Great start. Look forward to seeing further development.
- Very intelligent design – courtyard an excellent feature.
- Nice start. Landscape buffer on east.