

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 26, 2006
TITLE: 8202 Mid-Town Road – PUD(SIP), Veterinary Facility. 1 st Ald. Dist. (03198)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 26, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of July 26, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of corner treatment options at the request of the Plan Commission for 8202 Mid-Town Road. Appearing on behalf of the project was Kyle Dumbleton. Staff noted to the Commission that this item had been referred back for further consideration due to concerns raised by Ald. Golden with Plan Commission review of the project relative to the corner treatment requiring additional attention. The applicant provided an overview of two options (Option A and B) intended to provide for additional amenities to relate the corner of the building to its proximity to the street right-of-way. Option A featured the following:

- A combination seat/wall containing a bench with metal screen extension displaying a large oversized address.
- Additional horizontal as well as vertical screening above the inset entry at the corner of the building.
- Additional landscaping at the pedestrian scale has been provided to enhance the corner features.

Option B provided for all the same, except for the screen extension and oversized address abutting the seating/bench wall. Following the presentation of both options, the Commission noted its preference for Option A, noting some concern with the screening of the rear of the oversized address on the extended screen above the seat wall. The applicant noted that an opaque background could be provided to resolve this issue.

ACTION:

On a motion by Barnett, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-1) with Barrett voting no. The motion required the addition of plantings on the back side of the extended screen above the seat wall with the wall portion of the assemblage not to be greater than four stories in height.

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 4, 6, 6.5, 7, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 8202 Mid-Town Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	7	-	-	-	-	-	7
	6	7	7	-	-	-	6	7
	-	6	-	-	-	-	-	6
	6	6.5	-	-	-	-	6.5	6.5
	-	7	-	-	8	-	-	7.5
	-	-	-	4	4	-	4	4
	-	7	-	7	-	-	-	7

General Comments:

- Keep wall behind bench below or at 4' to maintain visibility behind from bench.
- Reasonable amenity for the corner of this building. Like the big address numerals.
- Large address sign very helpful.
- Still a disappointment for a corner building.