

## AGENDA # 1

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** February 3, 2010

TITLE: 621 Mendota Court (formerly 617-619) – PUD(GDP-SIP), Residential Development in Downtown Design Zone No. 3. 8<sup>th</sup> Ald. Dist.      **REFERRED:**  
**REREFERRED:**  
**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

DATED: February 3, 2010      **ID NUMBER:**

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

### **SUMMARY:**

At its meeting of February 3, 2010, the Urban Design Commission **GRANTED FINAL APPROVAL**

Appearing on behalf of the project were Gary Brink, representing Landgraf Construction; Josh Wilcox, representing Landgraf Construction; Mark Landgraf representing Landgraf Construction; and Patrick Corcoran. Brink began by presenting modified details for the use of color concrete payment at the building's entry as well as modifications to the cornice treatment of the upper façade as previously required by the Commission. Brink further noted additional adjustments to plans as previously reviewed by the Commission as a result of address of Planning staff /Planning Commission concerns and as already approved by the Common Council. The modifications dealt with the relocation of the loading zone off of the northeasterly corner of the building now relocated to the northwest corner of the building adjacent to the shared driveway access with the adjoining property; as a result has provided for adjustments to landscaping within this area as well as landscaping to the rear of the building. The revised plans also feature modifications to the east entry of the building and lobby which features a recessed doorway with a bicycle lobby on the interior featuring stairs with ramps on both sides for additional bike storage on the lower level. Accompanying these changes interior bike storage along the east elevation has been modified in favor of providing 27 moped stalls outside with all bike parking provided within the interior. The incorporation of the modifications necessary for interior bike parking has resulted in the loss of one unit on the lower level. Additional changes provide that windows have been adjusted on the upper west elevation for symmetry. Discussion by the Commission noted desire to provide for more landscaping as well as visitor exterior bike parking in the former loading zone off of the easterly corner of the building. Staff noted that these provisions would be at the applicant's discretion since the project had already been approved by the Common Council, since these recommendations are beyond the scope of the prior comments by the Commission established with initial approval of the project.

### **ACTION:**

On a motion by Wagner, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). The motion provided the option for discretionary landscaping at the easterly corner of the building in the area formerly occupied by the loading zone along with the encouragement to develop 6 to 8 visitor bike parking stalls within the same area.

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 6.5, 6, 5, 7, 6, 6 and 5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 621 Mendota Court**

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

General Comments:

- Too bad about loading dock.
- It's too bad the landscaping is so minimized; otherwise a nice project.
- A bit too tall – vast improvement to initial design.
- Precedent of bike lobby and dedicated room for bikes is impressive. This infill will test our commitment to density! Handsome building.