

## AGENDA # 7

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> April 19, 2006
TITLE: Lot 90 Mid-Town – Northwest Corner Mayo Drive and Waldorf Boulevard, Mixed-Use Development – PUD(SIP). 1 <sup>st</sup> Ald. Dist. (03450)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: April 19, 2006	<b>ID NUMBER:</b>

---

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

### **SUMMARY:**

At its meeting of April 19, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD(SIP) mixed-use development located at Lot 90 Mid-Town. Appearing on behalf of the project was Jerry Bourquin. The project provides for the development of a mixed-use building on the southwesterly corner of the intersection of Mayo Drive with Waldorf Boulevard. The building is designed to create a relationship of proposed first floor or ground level commercial space to the property's Mayo Drive frontage featuring doors and entry to the street, along with the development of condominium unit entries, as well as access to lower level parking along the south or rear elevation of the building. A total of 42 condominium residences are anticipated above relative commercial retail space and parking at lower levels of the structure. Following the presentation of the plans, the Commission expressed the following:

- Attempt to work in open space areas for residences on both the east and west end elevations. Reconsider redevelopment of the central major entry off of Mayo Drive to be more subtle and closer to the street, in addition to look at option for corner entry.
- Look at tracking and use of parking to reduce overall parking levels with bike parking "salted around" the site.
- Consider eliminating the main street side access in favor of providing separate individual commercial and residential entries to the building.
- Give consideration for the outdoor patio areas for street level commercial/retail tenant spots to accommodate potential restaurant outdoor eating areas.

### **ACTION:**

Since this was an **INFORMATIONAL PRESENTATION**, no formal 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 6, 6, 6, 6.5 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: Lot 90 Mid-Town**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	-	-	-	-	7	8	7
	7	?	-	6	-	6	6	6
	6	-	-	-	-	5	-	-
	7	-	-	-	-	6	-	6.5
	-	-	-	-	-	-	-	6
	6	-	-	-	-	6	6	6

General Comments:

- Good to see more integration of uses – should be able to reduce parking accordingly!
- Very interesting combination of commercial with residential. Questions remain about access and likely success of this integration.
- Retail/residential a good idea. Access from parking may provide awkward.
- Good start; what is purpose of “main” entry idea for private apartments; full entry to corner?; create public space along front face.
- This project has a lot of potential. Look forward to seeing development.
- Appreciate the underground parking. Leave an area for open space for the residential.