

## AGENDA # 8

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** May 22, 2013

**TITLE:** 1723 Waldorf Boulevard – Modified  
PUD(SIP), Two Building, 80-Unit  
Residential Development. 1<sup>st</sup> Ald. Dist.  
(03554)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

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

**ADOPTED:**

**POF:**

**DATED:** May 22, 2013

**ID NUMBER:**

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Members present were: Henry Lufler, Acting Chair; Lauren Cnare, Cliff Goodhart, John Harrington, Richard Slayton, Dawn O’Kroy, Tom DeChant and Melissa Huggins.

### **SUMMARY:**

At its meeting of May 22, 2013, the Urban Design Commission **GRANTED FINAL APPROVAL** of a modified PUD(SIP) located at 1723 Waldorf Boulevard. Appearing on behalf of the project J. Randy Bruce, the project architect. Bruce noted that the commercial aspects of this development are no longer being proposed due to the lack of commercial activity in this newer area; the first floor units may now become live/work units. It is now proposed to take the corner piece and treat the base material and take it all the way to the second floor; this provides for the possibility of taking the windows out and installing floor-to-ceiling glass for future commercial uses. Building materials include a reddish brown brick, medium gray roof, with the body of the building in suede color on the upper level and a bronze green on the mid-level. The bay elements would be a reddish brown with rice colored trim. Slayton suggested looking at reshaping the grading and configuration of the detention area to be a more functional treatment to deal with the erosion on the site.

### **ACTION:**

On a motion by Cnare, seconded by Goodhart, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0).

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 rating for this project is 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1723 Waldorf Boulevard**

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

General Comments:

- Relook at detention pond: More aesthetic treatment, grades drop too fast along patio = erosion.