

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> April 5, 2006
TITLE: Mid-Town Road and Waldorf Boulevard – PUD(SIP), Veterinary Facility. 1 <sup>st</sup> Ald. Dist. (03198)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <span style="float: right;"><b>POF:</b></span>
DATED: April 5, 2006	<b>ID NUMBER:</b>

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

### SUMMARY:

At its meeting of April 5, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(SIP) for a veterinary facility located at Mid-Town Road and Waldorf Boulevard. Appearing on behalf of the project were Steve Kieckhafer, architect and Steve Ziegler, landscape architect. Kieckhafer presented several perspective renderings that emphasized the progressive grade change across the site and the level of basement exposure, the slope of the adjacent sidewalk grade at the property's intersection of Mid-Town Road and Waldorf Boulevard. A revised site plan was circulated that featured an access walkway off of Waldorf Boulevard extended along the northern elevation of the facility (side) to the main entry. The access walk extends through to the west side of the building to a drop-off area within the surface parking lot. The corner feature has been enhanced to provide for a more friendly gathering area with a widened sidewalk and trellises as an architectural element providing for an enhanced outdoor space. Tree islands have been added, including canopy trees to minimize the heat island effect of the surface parking lot. Following the presentation, the Commission expressed concerns on the following:

- The gathering place and trellis at the apex of the corner doesn't go far enough; consider placing entry to the basement off of the corner to take advantage of the 5-foot grade difference.
- The details of infiltration to the center bioswales were unclear, along with landscaping as proposed.
- Still concerned with the lack of corner activation; single window in the basement not engaging to the street enough.
- Bike racks should be moved to the front door.
- Would like to see larger elevations; should have more windows on lower blank façade at corner.

### ACTION:

On a motion by March, seconded by Williams, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-2) with Barrett and Barnett voting no.

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 5, 6, 6, 6, 6.5, 6.5, 7, 7 and 8.

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

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	7	7	6	-	7	7	6.5
	5	5	5	5	-	4	4	5
	7	7	8	-	-	6	7	6
	7	8	7	-	-	6	6	7
	8	8	8	-	-	7	9	8
	6	6	6	-	-	6	6	6
	7	7	8	-	-	7	7	7
	6	6	6	-	-	6	6	6
	-	-	-	-	-	-	-	6.5

General Comments:

- Very nice project other than lack of true interaction at corner.
- It's good that the building occupies the street corner but it fails because it doesn't activate the corner with a pedestrian entrance.
- Needs windows at street level. Need more detailed elevations and materials.
- Nice job but corner is still a problem.
- Will need more detail in the landscape plan and a worksheet. Would like to see curb cuts to allow for stormwater to the interior bioswales. Lighting plan needed. Relocate bike parking to a more prominent location.
- Looking forward to seeing bigger, more detailed elevations.