

## AGENDA # 10

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> May 24, 2006	
TITLE: 1501 Monroe Street – PUD(GDP-SIP) for a Mixed-Use Project with 51 Units. 13 <sup>th</sup> Ald. Dist. (02999)	<b>REFERRED:</b>	
	<b>REREFERRED:</b>	
	<b>REPORTED BACK:</b>	
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b>	<b>POF:</b>
DATED: May 24, 2006	<b>ID NUMBER:</b>	

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Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lisa Geer, Michael Barrett, Todd Barnett, and Cathleen Feland.

### **SUMMARY:**

At its meeting of May 24, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD(GDP-SIP) for a mixed-use project with 51 units located at 1501 Monroe Street.

Appearing on behalf of the project were Bob Sieger and Brian Reddeman. Sieger and Reddeman provided an overview of updated plans including more detailed building elevations and a scale model for the mixed-use redevelopment called “Field House Station.” The project provides for the development of 120 lower-level underground parking stalls, along with a 20-stall surface parking lot, 13,095 square feet of lower-level retail space, 10,025 square feet of office space, along with 56,923 square feet of upper floor residential space consisting of a total of 48 dwelling units. The new design features the introduction of an extended plaza area on both the properties’ Regent and Monroe Street frontages to provide for a more integration and activation at the street level with the building. In addition to a reduction in the height of the upper wall at the penthouse level on Regent Street. The revised proposal features a glass wall appearance with reduced massing to two stories along Monroe Street adjacent to existing two-story structures, as well as a step down on the south elevation to relate to adjacent residential structures. Following the presentation, the Commission noted the following:

- Like the project’s height and density.
- Feel better if one story was taken off in regards to compatibility with surrounding adjacent development.
- Appreciate architectural character, especially wrapping around a plaza feature to create a nice street relationship.
- The need to provide information on the type of bicycle racks.

### **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 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1501 Monroe Street**

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

General Comments:

- Look forward to seeing further development.
- Take one story off of building height to relate better to neighborhood.
- Nice architecture, especially that it wraps around 360°.
- Like direction but am still concerned about height.
- Stepping of the south elevation is more complementary to the adjacent properties. Orientation of building toward Regent is much more successful.