

## AGENDA # 8

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 22, 2006
TITLE: Mid-Town Road and Waldorf Boulevard – PUD(SIP). 1 <sup>st</sup> Ald. Dist.	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 22, 2006	ID NUMBER:

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

### **SUMMARY:**

At its meeting of March 22, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(SIP) located at Mid-Town Road and Waldorf Boulevard. Appearing on behalf of the project were Steven Kieckhafer, architect and Maralee Gabler, landscape architect. The project provides for the development of Lot 90 within the Mid-Town Commons Subdivision in an area designated for mixed-use development. The project features the development of office use on a southerly portion of the lot as platted with future development of a northerly portion of the lot (by others) for residential use; consistent with the adopted overall planned development for “Mid-Town Commons” as envisioned within the neighborhood development plan. The building provides for a veterinary clinic and offices, 2-½ stories in height located directly on the property’s southeasterly perimeter, addressing both its Mid-Town Road and Waldorf Boulevard frontages. The project will be LEEDS certified and features bioswales at its center and along Mid-Town Road to provide for on-site infiltration, as well as screening between the street and the building field. Following the presentation, the Commission noted the following:

- The building chooses appropriate architectural language relative to its close proximity to residential development.
- The building holds corner but features no entrance at the corner. According to Kieckhafer, the corner element of the building is designed to act as a focus, as a bus stop or gathering area relative to the development and anticipated on other corner development within the area.
- Consider more interior tree islands at an interval of 10-12 stalls.
- Consider the use of permeable pavers. Provide amenities relative to alternative modes of transportation on the site.
- Provide more opportunities to access site’s open space amenities.
- Provide openings and curving within the surface parking lot to provide for more infiltration.
- Look at relocating the proposed waiting area within the clinic along its Waldorf street frontage to create an entry at the street or along the westerly elevation to create an entry off of Mid-Town Road.
- Great project with lots of potential, but places a barrier and obstacles to relate to the street; need functional openings to the street.

- Corner not very inviting space. Rather than paralleling corner, create a concave space to relate the building better to its corner location and provide potential amenities.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION**, no 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, 6.5, 7, 7, 7, 7 and 8.

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

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

General Comments:

- Create concave corner on building to provide for a circular, more inviting plaza on street corner. Building looks good.
- If pursuing LEEDS consider permeable paving and additional shading for the hot parking lot. More ped access into site.
- Good ideas. Nice site development. The street corner, however, needs more thought in order to become a useful urban space.
- Great project. Building needs to address the street.
- Make corner more accessible from building.
- Look at relocating entry to address street.