

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 2, 2005	
TITLE: 1209 Deming Way – Parking Variance	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: November 2, 2005	ID NUMBER:	

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

SUMMARY:

At its meeting of November 2, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of parking variance to allow surface parking in the front yard setback of the property located at 1209 Deming Way.

Appearing on behalf of the project was Bill Rattunde, Architect; Mark Olinger, Director of the Department of Planning and Development; and City representative to the Old Sauk Trails Research Park Architectural Review Committee spoke in favor of the project.

The request for a parking variance was in conjunction with the development of the site with a facility developed by TomoTherapy Corporation. According to Rattunde, the operations of the facility requires product testing and operation within shielded bunkers with massive concrete walls and roof over an earth cover. The natural topography of the site allows for this contingency at its rear in combination with other facilities within the manufacturing building at the same time requires surface street parking at the front of the site. The front surface parking impedes into the required front yard setback; thus requiring a parking variance.

ACTION:

On a motion by March, seconded by Ald. Radomski, the Urban Design Commission **GRANTED FINAL APPROVAL** of the parking variance. The motion was passed on a vote of (8-0-1) with Barrett abstaining.

Following the vote, the Commission noted that the approval of the parking variance did not set a precedent due to the unique technical nature of the facility and required site alignment.

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, 5, 6, 6, 6, 6, 7, and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1209 Deming Way

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	5	7	-	-	7	6	7
	6	-	7	6	-	6	6	6
	5	-	-	-	-	-	5	5
	8	-	8	-	-	7	7	7.5
	6	-	-	-	-	6	6	6
	6	-	-	-	-	6	6	6
	6	-	6	-	-	-	4	5
	6	-	7	6	-	6	6	6

General Comments:

- Landscaping helps to mitigate parking and bunkers.
- The specific technical requirements of this project.
- Site plan dictated by technical considerations.
- Good design under the circumstances.
- Special use needed special treatment.