

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 18, 2009	
TITLE: 8002 Watts Road – PUD-SIP for a Dental Office. 9 th Ald. Dist. (13661)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Archie Nicolette, Acting Secretary	ADOPTED:	POF:
DATED: February 18, 2009	ID NUMBER:	

Members present were: Bruce Woods; Chair, Todd Barnett, Richard Slayton, Ron Luskin, Dawn Weber, Mark Smith, Jay Ferm, Ald. Marsha Rummel, Richard Wagner, and John Harrington.

SUMMARY:

At its meeting of February 18, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD-SIP located at 8002 Watts Road. Duane Johnson and Kevin Carey presented the design, noting that a few changes have occurred after the submittal and handed out a new drawing. Those changes were making a better connection to the bike lane from the street and to the parking lot, adding bike parking, and adding sun shades as an architectural element on the building corner. They also added a raised planter and extended the limestone to limit the amount of EIFS used. Paul Skidmore presented the landscape plan and stated that the detention pond is actually on bedrock, which needs to be further discussed with City Engineering because it won't serve its purpose. The Commission suggested adding shade trees in the parking lot. The Commission in general liked the direction of the improvements, but would like to see the building flipped so that there is an entrance on the south corner so the waiting room can serve both the parking lot and the street side. The concern is to provide a real entrance off the street. The Commission would also like some windows added to the street side. The Commission asked why there is a need to add parking stalls if the original PUD was designed with outlots in mind. The Commission asked staff to investigate this question and provide information to the applicant. The Commission suggested creating massings of evergreens at the corner on the north side. The Commission complemented the applicant on the graphics and like the building design and the integrated HVAC.

Peter Worman registered in support.

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 5, 6, 6, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 8002 Watts Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	5
	-	-	-	-	-	-	-	7
	4	7	-	-	-	7	4	6
	6	6	4	-	-	6	6	6
	5	7	5	-	-	6	-	6
	1	-	-	-	-	-	-	-

General Comments:

- Flip public area to corner; provide “real” access to building from sidewalks/street.
- Nice building, but it must address Watts Road, too with an entrance.
- Consider entry to southeast (vs. northeast).
- Handsome building. Enhance/create connection to Watts Road. Orient entries more to corner.
- Informational – flip it?