

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 16, 2019
TITLE: 1848 Waldorf Boulevard – Planned Residential Complex. 1 <sup>st</sup> Ald. Dist. (52250)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Janine Glaeser, Secretary	ADOPTED: POF:
DATED: January 16, 2019	ID NUMBER:

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Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Cliff Goodhart, Craig Weisensel, Jessica Klehr, Amanda Hall and Christian Harper.

**SUMMARY:**

At its meeting of January 16, 2019, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Complex located at 1848 Waldorf Boulevard. Registered in support of the project was Kirk Biodrowski. They have achieved more of a presence along Waldorf Boulevard by shifting the building closer to the street and moving the entrance from the side to the front. They scaled the building in such a way to not obscure other buildings on the site. In order to move the building forward they moved the parking entry to the garage to the west side from the south side, which also allowed them to reduce the size of the parking garage. The trash enclosure would be on the south side. They are 15-feet from the property line due to an easement and ADA access requirements for the sidewalk that goes up to the existing sidewalk. The landscape plan attempts to make this corner as attractive as possible. Moving the fitness and community room to the front of the building allows for more glazing. As a result of the slope they need to put up retention, which will help with the foundation of the parking garage. The trash enclosure will be clad in the same brick as the building with painted aluminum doors.

The Commission discussed the following:

- How does a visitor get into the building, what is the route? I want to make sure it's thought through so someone doesn't have to go all the way around.
- I'm looking at this perspective (east) and it has a clean modern look. The north elevation, I don't understand what inspired those three tower elements, they look pretty flat. I wonder why not save yourself some money and have a nice roof plane there. It looks like you've got 6 or 7 window types and proportions on both elevations. Could you tighten that up to just 2 or 3? Between columns 6-7 I see two groups of windows and they're all different proportions.
  - The only different proportion is at the tower element. This is basically a parapet so we can't have a transom window over that, we extended this up to give it height. All these windows are the same window type. This one is a little bit different on the corner where living room spaces are. There's one other window we're using that's shorter for the kitchen area above the sink.

- There's a spandrel window above the tower elements?
  - It's not even really a window, it's trim.
- I wonder again if those bump ups weren't there it would solve a couple problems and save money.
  - We felt it looked odd when you get rid of them.
- The fact that you have to have that trim piece above the window to make it look not weird, at that point back up and think about if those things are worth it. It becomes just a fake façade. You may as well stay true to the proportions all the way across.
- The elevation difference, will you see those parapets coming from the north?
- We can see them in the perspectives they've provided.

**ACTION:**

On a motion by Goodhart, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion was conditioned on removal of the third story roof bump-ups on the north and south building elevations that are not required unless there is a stair tower or other element that requires it structurally.