

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 3, 2006
TITLE: 1723 Waldorf Boulevard – PUD(SIP), Sixty-Unit Condominium Development. 1 st Ald. Dist. (03554)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 3, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of May 3, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) sixty-unit condominium development located at 1723 Waldorf Boulevard. Appearing on behalf of the project was Randy Bruce. Staff noted to Commission that the project had received initial approval on May 4, 2005 and was subsequently granted approval by both the Plan Commission and Common Council of the PUD proposal. Since the Commission's prior consideration of the project was some time ago, Bruce gave a summary overview of the project, as well as covering conditions previously requested the address by the Commission. The modified plans featured the following:

- The landscape plan had been modified to include more tree islands with an essential surface parking area.
- A detailed landscape plan was provided for review.
- Details of the lighting / photometrics and cut sheets was provided.
- Bruce also noted with a review of the building material, samples and colors that an awning element in the same color as the brick on projecting bays had been added as an enhancement.

ACTION:

On a motion by Barnett, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-2) with Wagner and Geer abstaining. The motion requested additional sporadic seating around the pond at the architect's discretion.

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, 6.5, 7, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1723 Waldorf Boulevard

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

General Comments:

- Nice use of an oddball site.
- Architecture and landscaping are quite nice. However, this lot should have been better integrated with neighboring site.
- Nice treatment of north greenspace off of building #1.