

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> June 28, 2006
TITLE: 8201 Mayo Drive – Mixed-Use Development, PUD(SIP). 1 <sup>st</sup> Ald. Dist. (03450)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: June 28, 2006	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Acting Chair; Ald. Noel Radomski, Lisa Geer, Bruce Woods, Michael Barrett, Todd Barnett, Robert March.

### **SUMMARY:**

At its meeting of June 28, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(SIP), mixed-use development located at 8201 Mayo Drive. Appearing on behalf of the project were Jerry Bourquin, architect and Steven Ziegler, landscape architect. The modified plans as presented featured the following:

- The unit count has been increased from a previous 42 to 44 condominium residence units with lower level parking providing for 46 stalls.
- Both protected (within the lower level parking area) as well as exterior scattered bike parking has been provided.
- The entries to ground level commercial space off of the property's Mayo Drive and Waldorf Boulevard frontages are provided for individual tenant spaces, with the entry to residential condominium units at the rear side of the building with a separate entry for condominium units located at the rear side of the building as previously requested by the Commission.
- Landscaped open space areas have been provided adjunct to the street side commercial tenant spaces and in a more limited fashion for some residential units to the rear.

It was noted that the street side open space areas were intended to provide for the potential for restaurant/outdoor eating areas. Individual first floor tenant spaces are also provided with individual walkways from the street. The array of building materials consist of a split face block, brick veneer, a metal roof over various projecting bays, along with a combination of hardiplank panels and vinyl siding. Following the presentation of the plans, the Commission noted the following:

- On areas of the various building elevations where brick is utilized, adequate returns are not provided.
- Appreciate the elimination of the double use corridor in favor of the retail orientation to the front or street side and residential to the rear.
- Concern with the look of the rear parking level, as well as the application of split face block; consider smooth face or burnished block at a darker color.

- Appreciate windows in the garage at the garage level but need to be extended down, in addition to consideration of windows on the garage doors.
- Need to provide more of an amenity on the south elevation such as landscaped open space between the building façade and rear surface parking.
- Reconsider the use of vinyl siding in favor of the application of more hardiplank siding.
- Need to simplify the brick banding; detracts from the vertical projections.
- Concern with the use of landscape setback for commercial/retail tenants along Mayo Drive beyond their potential for the use as outdoor eating areas for restaurants.
- Like the salting around the bicycle parking, especially under awnings and as part of the corner feature.
- A lighting photometric plan and cut sheets are required with further consideration of the project.
- Need more shade trees along the south edge of the surface parking lot.

**ACTION:**

On a motion by Barrett, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required address of the above stated concerns.

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 4, 5, 6, 6, 7 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 8201 Mayo Drive**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	6	6	-	-	6	6	6
	5	5	6	-	-	5	5	5
	7	5	6	6	-	6	7	6
	7	6	7	-	-	7	7	7
	-	-	-	-	-	-	-	4
	7	8	9	8	-	7	8	8

General Comments:

- Nice integration of uses! Nice emphasis of the corner with the patio. Outdoor covered bike parking – very nice! Arbor entry is also a nice touch!
- Architecture needs further study; overall concept is well thought out.
- Nice development of corner open space for the retail first floor. Also like the arcade treatment by the retail entries. Shade trees along south parking.
- Thin brick with vinyl siding? This needs to be better architecturally.
- Good design except for siding on balconies.