

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 28, 2006
TITLE: 625 East Mifflin Street – PUD(GDP-SIP), Sixty-Six Unit Condominium Project. 2 nd Ald. Dist. (03553)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 28, 2006	ID NUMBER:

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 FINAL APPROVAL** of a PUD(GDP-SIP) for a sixty-six unit condominium project located at 625 East Mifflin Street. Appearing on behalf of the project was J. Randy Bruce. The plans as presented by Bruce featured the following:

- The distribution of exterior surface bike stalls and covered bike stalls within the development.
- In address of providing on-site stormwater management, Bruce noted the addition of green roof elements added to the third floor units. It was noted that proposed juniper plantings with trellis vining between units would be provided.
- The request to investigate bioswales for on-site infiltration could not be provided due to issues with the depth of the groundwater table being too high with the basement already set low as a result, combined with issues with the need for seasonal pumping. Bruce noted that roof water would be treated.

Following the presentation of the plans, the Commission requested that Bruce examine the potential of installing a basement cistern to irrigate the green roof area.

ACTION:

On a motion by March, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Bruce Woods abstaining. The motion required that the applicant investigate the suggestion of installing a basement cistern to provide for irrigation of the green roof areas.

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 7, 7, 7.5, 7.5, 8 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 625 East Mifflin Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	7	-	-	-	-	7
	7	8	8	7	-	8	8	8
	7	7	8	7	-	7	7	7
	6	8	7	7	-	7	8	7.5
	-	7.5	-	-	-	-	-	7.5
	8	9	8	-	-	8	9	8.5

General Comments:

- Good to see the use of green roof materials! More than 1 car stall per unit is still well above the standard for this neighborhood. We should not be promoting cars in a neighborhood that functions well with a car-lite lifestyle.
- Addition of the rooftop gardens are an attractive amenity and will help relieve some of the stormwater concerns.
- Nicely done.
- Nice project – green roof elements make it even better.