

Micro-Lodge Review Process
6.29.16

Focus on the Micro-Lodge Review Process

The focus of the Micro-Lodge Review process in light of the adopted Site Plan and Zoning Text will emphasize:

- The relationship of the each building to each other and to the larger site context, its massing and scale and its contextual relationships
- The mutual goal of the City of Madison and the developer to foster a visionary destination that exemplifies innovation, sustainability and local development and contributes to the success of the rehabilitation of the Garver Feed Mill.

Format of the Review Process

Generally, the review process will consist of the following parts:

1. The developer or a representative of the developer will present each micro-lodge to staff. Materials which should be provided by the Design Team for this review include:
 - Map of where micro-lodge is located including brief description of site selection for context
 - Overview including photos of and list of materials of existing adjacent buildings
 - Analysis of micro lodge design selection appropriateness to the overall program objectives
 - Two dimensional drawing or three dimensional photograph of proposed building, indicating material and color suggestions.
2. Key discussion points of the review will typically include, but are not limited to:
 - Analysis of architectural context, including scale and materials of proposed and existing adjacent buildings related to the designated "cluster"
 - Discussion of landscape elements which should or could benefit from a relationship to building
 - Discussion of potential relationships between micro –lodge and site wide plans
 - Analysis of circulation patterns in the area and relationship to open spaces
3. Staff and developer discusses the merits of the proposed micro-lodge and will take one of three steps:
 - approve the micro-lodge
 - approve the micro-lodge with recommendations OR
 - refer for a follow-up review with written commentary explaining the rationale for referral AND conditions for approval within Five (5) working days after the meeting.

As much as possible, all areas of disagreement should be discussed and resolved within the review process. Issues that remain unresolved may be referred or appealed to the Urban Design Committee (UDC). The decision of the UDC will be final.