



PREPARED FOR THE PLAN COMMISSION

Project Address: 8110-8134 Mid-Town Road, 1833-1859 Waldorf Boulevard, 8137 Mayo Drive, and 1902 Carns Drive (District 1 – Ald. Harrington-McKinney)

Application Type: Planned Development Zoning Map Amendment

Legistar File ID # [59635](#)

Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

At its April 13, 2020 Meeting, the Plan Commission referred this item to the May 18, 2020 meeting. In recommending referral of the project, the Plan Commission recommended that the project be re-reviewed by the Urban Design Commission to allow the applicant and Urban Design Commission to address the project design concerns raised by staff and the Plan Commission. The Plan Commission noted the following concerns:

- 1) The lack of commercial development along Waldorf Boulevard;
- 2) The need to revise the western elevation of Building “B” to address the blank area of the façade and make it more pedestrian-friendly

In response, the applicant has submitted a memo with visuals outlining their changes. Staff encourage the Commissioners to review that document and have provided a brief overview of it below:

Regarding Point #1, the applicant has added roughly 4,000 square-feet of retail space to the northern end of Building “B”, located just off of the mid-block entry along Waldorf Boulevard. Two entrances have been added to allow for multiple commercial tenants. To make room for the retail space, three units were removed (lowering the total for the three buildings from 276 to 273). Regarding related site changes, seven surface parking stalls were added to the north of the commercial space to serve it.

Regarding Point #2, in order to reduce the large blank areas and better activate the pedestrian experience along Waldorf Boulevard, the applicant has revised the western façade of Building “B” – both by modifying the interior program as well as the exterior architecture.

- As mentioned above, a 4,000-square-foot commercial/retail space has been added to Building “B.” The wide patio which runs along the northern and western side of the commercial space, affords opportunities for outdoor eating areas. Additionally, the amount of glass along the commercial space’s western and northern façades has been significantly increased.
- The large green landscaping screens have been replaced with two-story glass volumes.
- The raised planter, located below the green screens, has been lowered to roughly one to two feet (depending on grade), providing landscaping that is visible from the sidewalk.
- Taking advantage of the lowered planter and new windows, a “bike café” has been added at the street level (Level Sub-level 2) to help activate this area of the building. An entrance, along with a direct connection out to the Waldorf sidewalk has also been added. In their submitted materials, the applicants have stated that the space will be roughly 1,250 square-feet in size, will be available to the public, and “feature areas for storage, fix-it stations, hydration stations and the like.”

These changes were reviewed by the Urban Design Commission at their meeting on April 29, 2020. On a unanimous vote, the Commission provided a recommendation for final approval with the follow comments:

- The approval motion noted that the Urban Design Commission found the concerns of the Plan Commission have been addressed with regard to additional retail and activation of the blank wall area on the West Elevation where two story glazing areas have been added.
- The Commission further suggested inclusion of a punched opening terminating that blank space above retail at the third and fourth level of the West Elevation. *(Staff note: the new punched openings would align with the edge of the two story retail glazing at the northwest corner.)*
 - The Applicants have noted that they are willing to comply with this suggestion.

The UDC Report for this proposal from their April 29, 2020 meeting has been included at the end of this addendum.

Recommendation

Staff believes that the modifications have improved the proposal related to the previously raised concerns regarding façade activation and lack of commercial space. Given the changes outlined above, if the Plan Commission finds that the proposal now meets the approval standards, it should forward Zoning Map Amendment ID 28.022-00429 approving an Amended Planned Development - General Development Plan (Amended PD-GDP), and Zoning Map Amendment ID Section 28.022-00430 approving a Planned Development - Specific Implementation Plan (PD-SIP) for 8110-8134 Mid-Town Road, 1833-1859 Waldorf Boulevard, 8137 Mayo Drive, and 1902 Carns Drive to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions from reviewing agencies contained in the April 13, 2020 staff report, the updated recommended comments from the Urban Design Commission of April 29, 2020.

In the alternative, should the Plan Commission still not find that the proposal meets the applicable standards, including Planned Developments Standard [28.098(2)(b)], the Plan Commission should recommend that these items be place these items on file without prejudice. The Commission should provide findings of fact, listing the standards that have not been met and the reasons such standards were not met as part of their recommendation to the Common Council.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 29, 2020

TITLE: 8137 Mayo Drive, 1833, 1859 Waldorf Boulevard, 8134, 8110 Mid-Town Road, 1902 Carns Drive - New Development of Three Residential Buildings with 270 Total Units. 9th Ald. Dist. (58530)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: April 29, 2020

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Syed Abbas, Shane Bernau, Tom DeChant, Rafeeq Asad, Christian Harper, Craig Weisensel and Jessica Klehr.

SUMMARY:

At its meeting of April 29, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of three residential buildings located at 8137 Mayo Drive, 1833, 1859 Waldorf Boulevard, 8134, 8110 Mid-Town Road, and 1902 Carns Drive. Registered and speaking in support were Rick Wessling and Katie Hughes, both representing UrbanWorks Architecture. Registered in support and available to answer questions were Justin Zampardi and Alex Padrnos, representing JCAP Real Estate; Suzanne Vincent, representing Vierbicher; and James Stopple. This project was referred back to the Urban Design Commission from the Plan Commission with two points of concern regarding the commercial space and building articulation. Wessling presented updates including the addition of 4,000 square feet of retail midblock at Waldorf, and a bike café at the corner of Waldorf and Mid-Town with the purpose of activating that corner. They have done a great deal more articulation to the west side of Building B and added more glazing. Hughes noted the changes to Building B with the lowest level expanded excavation area to include a more generous bike area (bike café), an additional entry into this area directly off of Waldorf that has good proximity to the bus stop, and will be signified with a canopy that could be opened to the public to tie in with mass transit. There is associated parking for the retail and a wrap around patio with stairs that come down and tie in with the grade change. They have expanded the amount of glass in the retail portion with two-story glass gestures where they did have green wall volumes. A raised planter has been lowered to work better with the pedestrian scale.

The Commission discussed the following:

- Building B – It looks like a lot more glass. Is that a 2-story high retail space?
 - No it's just increased glass.
- What's directly above that blank unit?
 - The units stack above that retail space.
- Would it not make sense to add a similar glazing to level 3 since you added more to level 2, so it's similar?
 - It becomes an issue of the building's vocabulary. That blank wall is less than 20-feet and we feel fairly well articulated.
 - We could look at adding another punched opening there.
 - More glass is good.
- Where you removed the green wall, you said there was circulation space behind there, would that be translucent glass there?
 - It's actually our ramp in the garage, but we do have a pedestrian ramp so we envisioned vision glass to add visibility.
- Just so you're not looking up at parking garage lights.

ACTION:

On a motion by DeChant, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0).

- The motion noted that the Urban Design Commission found the concerns of the Plan Commission have been addressed with regard to additional retail and activation of the blank wall area on the West Elevation where two story glazing areas have been added.
- The Commission further suggested inclusion of a punched opening terminating that blank space above retail at the third and fourth level of the West Elevation. (*Staff note: the new punched openings would align with the edge of the two story retail glazing at the northwest corner.*)