

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> December 21, 2005
TITLE: 1833 Winnebago Street – PUD(GDP-SIP), 42-Unit Condominium Development	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: December 21, 2005	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Ald. Noel Radomski, Todd Barnett, Bruce Woods, Lisa Geer, Michael Barrett and Lou Host-Jablonski.

### **SUMMARY:**

At its meeting of December 21, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) for a 42-unit condominium development located at 1833 Winnebago Street. Appearing on behalf of the project were Bruce Simonson, Joseph Krupp and Ald. Judy Olson. The plans as presented provided for the following:

- A secondary access to the condominium development has been added to Eastwood Avenue, along with the enhancement of the previously added entry off of First and Winnebago Streets.
- The medallioning in the brick and stucco work has been removed as previously requested.
- The building elevations featured the use of cast stone in buff colors, smooth and rusticated brick, stucco in an array of colors, combined with metal siding in both a vertical and horizontal orientation.

Following a review of the revised plans, the Commission expressed concerns on the following:

- It was questioned whether or not the elevations featured true stucco (cement stucco) or EIFS. The applicant noted the use of an EIFS type product that generally did not come down to the lower grade, and that lower grades would be provided in a double layer.
- Appreciate the connection from the building out to Eastwood Avenue.
- Concern was raised with mechanical protrusions off of building elevations and roofs. The applicant agreed with this concern and noted that venting of mechanicals would be provided on the roof and appropriately screened.
- Use more massive member to construct trellis features, for example, 3' x 8'. The 8-feet of exposure of the retaining wall along Eastwood Avenue is a bit too much.
- Too much stucco, too extensive in this neighborhood.
- Problem with the use of stucco materials is not on durability, but the overall look of the building as an issue with underdetailing in joints and shadow lines on large building areas with this big of a building in this area. Doesn't favor stucco in this large of amount; rework to provide ¾" control joints.
- Lack of articulation in a contemporary building with joints minimized.

- It was noted that the Commission tries to limit the amount of EIFS type materials with projects.
- Like the medallions on the upper elevation; consider their reuse.
- Need to provide details as to the lamp type, which shall be a metal halide.
- Need to provide lighting around the Eastwood Avenue stair entry.

### **ACTION:**

On a motion by Geer, seconded by Ald. Radomski, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) of a 42-unit condominium development located at 1833 Winnebago Street. The motion was passed on a vote of (5-2) with Woods and Host-Jablonski voting no. The motion required the provision of lighting cut sheets for staff approval, provide details on proposed step lights on the Eastwood Avenue entry and the use of decorative medallions is an option for the project with the architect.

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

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1833 Winnebago Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	6	8	7	-	5	6	6
	5.5	5	8	-	-	7	5	5
	7	6	7	6	-	8	6	6
	7	6	7	6	-	6	7	7
	7	8	8	8	-	8	8	8
	7	7	8	7	-	7	7	7
	5	6	5	6	-	5	5	5

**General Comments:**

- Too much EIFS material for such a large building. Would like to see more brick on the building and a little more detail.
- Admirable architectural massing; however, the flat unrelieved stucco is used far too much in this urban context.
- Provide for tree protection of the trees to remain during construction. Additional access from the building is a big improvement. Attractive landscape and outdoor spaces like the drainage swale with the natural vegetation along Eastwood Drive. Include lighting for safety in steps connecting to Eastwood walk.
- Applaud side entry; excited to see more contemporary architecture and colors.
- Stairway down to Eastwood is a major improvement. The number of parking spaces is outrageously high in an urban neighborhood.