

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 24, 2007
TITLE: 483 Commerce Drive – PUD-SIP, Hampton Inn & Suites Hotel. 9 th Ald. Dist. (05330)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: January 24, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Lisa Geer, Michael Barrett, Bruce Woods, Lou Host-Jablonski, Cathleen Feland and Todd Barnett.

SUMMARY:

At its meeting of January 24, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP for a hotel development located at 483 Commerce Drive. Appearing on behalf of the project was Gary Brink. Brink presented details of the final building elevations and site plan emphasizing address of the Commission's request to extend materials, the lighter colored masonry base treatment up the center section to add punch to the front elevation. Following the presentation of plans, the Commission noted that the comment relevant to the proposed use of low-mow fescue appeared not to be addressed on the plans. A note should be incorporated on the face of the landscape plan indicating its maintenance as a no-mow planting. It was also noted that the comment at the center windows on the front elevation was not addressed, where Brink noted it will be with some Commission members noting that the previous front elevation treatment preferred over that as modified.

ACTION:

On a motion by Geer, seconded by Feland, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-1-1) with Barrett voting no and Woods abstaining. The motion required that the front elevation (west) be corrected to center the entry and windows with the original brick work as proposed with a note that the no-mow fescue is not to be mowed or as an option, replace with a prairie grass or shrub treatment.

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 3, 6, 6, 6, 6.5 and 6.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 483 Commerce Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	6	-	-	-	-	4	6
	-	-	-	-	-	-	-	6.5
	-	6	-	-	-	-	6	6
	7	6	7	6	6	7	6	6.5
	-	-	-	-	-	-	-	6
	2	3	4	3	3	2	2	3

General Comments:

- Small improvements to a decent building. Still sprawl.
- Yeah! Windows are centered. Building fine, site disappointing.
- Stipulate the fescue is to be maintained as no mow or add in shrubs to reduce the mowing likelihood. The objective is to visually separate the rows of cars.
- A product of very bad planning.