

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 30, 2010
TITLE: 431 West Dayton Street – PUD(GDP-SIP), for a New Four-Unit Apartment Building. 4 th Ald. Dist. (18248)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 30, 2010	ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Bruce Woods and Richard Slayton.

SUMMARY:

At its meeting of June 30, 2010, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) for a new four-unit apartment building located at 431 West Dayton Street. Appearing on behalf of the project were David Ferch and Dan Bohl, representing 431 West Dayton, LLC; and Scott Kolar, representing CNI, Mifflin West District. Ferch presented site plan details. In order to accommodate the required amount of bicycle parking (16) they have added a covered stack rack system, along with the six covered under the decks. The laundry in the building has been moved into each unit, leaving them with six interior bicycle parking stalls. Landscaping has been added to conform with the type and architectural styling of the structure. Windows have been enlarged to provide cross ventilation in the front living rooms. Banding has been added the façade of the building to provide more of a sense of top, middle and bottom. A fourth story deck has been added to the fourth floor apartment. He stated they were asked to look at a different type of design, but they felt the original design fits in better with the neighborhood. He presented building materials and a lighting plan. Lighting levels and footcandles were discussed with issue noted relative to stray light trespass onto the adjacent property. Additional comments by the Commission were as follows:

- Ask your electrical engineer about code at ground level in favor of lowering light levels and trespass.
- Agree with Heather Stouder’s (Planner) recommendation to provide a narrow landscape strip along the south elevation of the building, but concern with the planting bed not leaving enough accessible room on the entrance walk. Utilize columnar evergreen trees in this planting area between window openings with anything lower than 3-feet to fit beneath the area beneath the sills of the windows.
- In addition, do something more interesting with that walk by incorporating a portion of the site with your building next door and to enhance the accessible function of the walk.
- On the northeast side where you have three layers, take out the spirea layer and make both sides symmetrical.
- Appreciate that you looked at other projects.
- This is another example of “if it’s always done the same,” you won’t progress in terms of thinking outside the box.
- Provide true divided lights as opposed to muttons between the glass.
- Need to see details of the style of railing and the pediment and the caps.

- The brick needs to be standard.
- The lighting should be metal halide.
- If you're going to do it, you've got to do it well; not a faux historic appearance.
- Applaud you on not cheapening with EIFS.
- It's kind of busy. I like the brownstone effort.
- Having a variety of window styles to this type of building is not unusual.
- You might want to change the proportions of the 4th floor muttons.
- The proportion of the dormer is pleasing.
- Looking at the fascia detail, it looks inappropriate to a building of this style.
- Maybe the keystone is a single piece as opposed to 3 pieces.
- The entryway needs some depth.

Scott Kolar spoke to the reaction of the neighborhood being more negative when presented with the more modern architecture.

ACTION:

On a motion by Barnett, seconded by Smith, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0). The motion provided for:

- Substantial landscaping between the buildings instead of a flower bed, including adjustments to the accessible walkway in conjunction with the adjoining property along with the incorporation of columnar evergreen trees between window openings on the south elevation with lower plantings to be added below the sills of the windows.
- Eliminate spirea, redistribute plantings to make symmetrical.
- The brick will match the sides of the building across the street.
- All of the windows on the front shall have a metal spacer between the glass and a mutton bar on the face.
- Final details shall be approved by staff.
- Details of the pediment for the top story and the entryway take into account suggestions for architectural treatment to come back to staff.
- The light levels shall meet City code with the option for the occupant to select a different walpac.

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 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 431 West Dayton Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	5	5	5	-	5	6	5
	6	6	5	5	-	-	5	5
	5	6	5	-	-	-	-	5

General Comments:

- Good infill project. Busy collection of windows.
- Address alley space to the east – we appreciate the updated design, especially more windows.
- It’s better than what exists currently on the site.
- If you are proposing an historic building it must be well done, down to the details.