

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** January 24, 2007

TITLE: 479 Commerce Drive – PUD-SIP,
Homewood Suites Hotel. 9th Ald. Dist.
(05331)

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 479 Commerce Drive. Appearing on behalf of the project was Gary Brink. The modified plans as presented by Brink featured the following:

- Removal of the false dormers on the porte cochere elevation, as well as the corporate weathervane.
- On the south elevation relative to the previous use of four section window lights below the previously proposed palladian window, the window mullion spacing has been changed from four mullion to three (4 to 3 bays) with the incorporation of beefier framing and the removal of the overlying palladian window which appeared too diminutive and disproportional based on the changes.
- Ivy plantings have been provided on the retaining wall around the detention area.
- A request to provide for plantings along the west elevation could not be addressed due to the radical slope between the face of the building and adjoining sidewalk.
- Relevant to a request to provide corner crossing at right angles for handicapped accessibility, Brink will investigate consideration of this request with Traffic Engineering.

ACTION:

On a motion by Barrett, seconded by Geer, 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 provided the option for the introduction of an accent or medallion on the gable work on the south elevation with the requirement that ivy plantings on the retaining walls within the detention area with a variety that attaches by suck cups, not tendrils and be hardy. In addition, the option to provide dormer windows with real lights or leave out on the east elevation; if windows are provided within the dormers, you should be able to see light from the interior of the space. In addition, the applicant shall provide a materials and color palette schedule for inclusion within the project file.

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: 479 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
	6	7	7	6	6	6	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.
- Add vines with suction attachments to climb on the retaining wall to soften the appearance.
- A product of very bad planning. Furthermore, Traffic Engineering is doing a huge disservice to pedestrians with the huge curb radius.