

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 23, 2007
TITLE: 4905 Ellestad Drive – New Construction in Urban Design District No. 1, Veterinary Clinic. 16 th Ald. Dist. (06504)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 23, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Marsha Rummel, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Michael Barrett and Richard Slayton.

SUMMARY:

At its meeting of May 23, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** of new construction in UDD No. 1 located at 4905 Ellestad Drive. Appearing on behalf of the project was Joe Powelka. The project provides for the development of a veterinary emergency services building on the portion of property located at 4905 Ellestad Drive, a through lot that extends to the property's East Broadway frontage. The narrow through lot is proposed to be subdivided to create two lots with the southerly portion to be developed with a one-story, 4,074 square foot clinical facility. The building materials consist of lapped fiber cement siding with a masonry wainscot on the south and east elevations with the front or street side elevation featuring a floor-to-ceiling reflective glass façade. According to Powelka, in order to satisfy onsite detention requirements, the building could not address its East Broadway Street frontage is now located at the rear of the proposed detention pond with surface parking provided partially within the front of the development lot as well as to its rear. Powelka further noted that the glass wall front façade would be reflective glass in order to address the solar gain issue. Following the presentation the commission noted:

- The glassy front façade entry an issue with reflective can't see in or where you're going
- Get solar-controlled glass with a tint and still provide for visibility
- Consider moving building westerly and narrow the connecting drive aisle between two surface parking areas to reduce the amount of pavement
- Considering moving the rear parking area for perpendicular parking allowing the use the of the boundary.
- Consider removing forward dormer and enlarge the rear dormer asymmetry.
- Adjust the muntin bar at the front in the reflective glass wall area.
- Make 25% of the surface parking stalls short stalls with a 2-foot overhang.
- As an alternative to shifting the building west and providing for parallel parking along the interconnecting drive aisle to both surface parking areas leave as is, but narrow the drive to 12 feet. Check with Traffic Engineering.
- Eliminate stalls in rear or bank for future use in addition to consider the use of porous paving.
- Relocate handicap stall close to the front door.

- Redo the landscape plan to eliminate conflicts with the opening of the door and adjacent Crabtree planting. In addition, eliminate barberry.
- Correct discrepancies in the mullion pattern on elevations vs. the floor plans.
- The application of brick on portions of the south and east lower elevations stops at the corner; wrap at least 2 feet around corners.
- As an alternative to fiber cement siding consider the use of fiber cement panels.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.

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 4/5, 5, 5, 5 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4905 Ellestad Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	6	-	-	6	6	6
	5	5	4	-	-	5	-	4/5
	6	6	3	-	-	5	5	5
	-	-	-	-	-	-	-	5
	5	6	6	-	-	5	5	5

General Comments:

- Handsome building. Needs site and landscape tweaking.
- Use non-reflective glass. Brick should not stop at outside corners.
- Tweak driveway, reduce impervious surfaces in back.
- OK, very functional and inviting.
- Nice work. Reuse site.