

**AGENDA # 12**

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> June 20, 2007	
<b>TITLE:</b> 821 South Gammon Road – New Construction, Office/Retail Building in UDD No. 2. 1 <sup>st</sup> Ald. Dist. (06770)	<b>REFERRED:</b>	
	<b>REREFERRED:</b>	
	<b>REPORTED BACK:</b>	
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b>	<b>POF:</b>
<b>DATED:</b> June 20, 2007	<b>ID NUMBER:</b>	

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

Slayton abstained from consideration of this item.

**SUMMARY:**

At its meeting of June 20, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new construction located at 821 South Gammon Road. Appearing on behalf of the project was John Bieno. The project provides for the demolition of an existing house and two existing garage buildings in order to construct a multi-tenant commercial/retail building constructed of block, brick and cedar siding. The building ranges from 1-2 stories in height and features a high parapet roofline. Following the presentation, the Commission noted the following:

- Reexamine the portion of masonry to EIFS on the west elevation.
- Need tree island along the easterly row of surface parking.
- Provide double the minimum landscape points as customarily required by the Urban Design Commission around the surface parking facility.
- Provide an additional connection to the public sidewalk along Gammon Road.
- Add additional landscaping on the south elevation.
- For the size of the building, the three parts or components are too disjointed, not enough commonality. The banding and proportionality need to relate better between the three different components.
- Strengthen the corner treatment of the curb arch.
- Provide for more on-site stormwater infiltration.
- Provide relief of the blank wall at the corner of the south elevation.

**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 5, 5, 5 and 5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 821 South Gammon Road**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	5	-	-	-	5	6	5
	5	5	-	-	-	5	5	5
	-	4	-	-	-	-	5.5	5
	5	6	5	-	-	5	5	5

General Comments:

- Need tree island in east parking row. Building elevations too busy – 3 parts need more visual ties.
- Good start.
- Blank wall on Schroeder needs attention. Like green color?
- We need to see more resolved architecture here. The 3 “elements” of the building do not integrate at all currently. Need to see the other 3 elevations to be able to evaluate.