

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 21, 2007
TITLE: 6809 & 6827 Milwaukee Street, 120 Windstone Drive, 6826 Reston Heights Drive – PUD-SIP for 34-Units. 3 rd Ald. Dist. (05672)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 21, 2007	ID NUMBER:

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

SUMMARY:

At its meeting of March 21, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP for 34-units located at 6809 and 6827 Milwaukee Street, 120 Windstone Drive and 6826 Reston Heights Drive. Appearing on behalf of the project was Casey Louther. The modified plans as presented by Louther featured the following:

- On the three, 4-unit site, parallel parking has been added along the shared main drive aisle with the removal of perpendicularly oriented stacked parking.
- The previous request to consider a single color palette for the three 4-unit buildings has been modified to provide three different color palettes with complementary accent colors for each of the structures.
- Relevant to the 23-unit building, extended brick up on columns on end elevation covered balconies. Eliminated vertical accent on decorative wall panel insets.
 - Corners would be either wood or miratech.
 - Removed the use of dutch lap vinyl siding and 3” vinyl siding on upper elevations in favor of the use of double 5” vinyl siding in two different colors, maple on lower elevations, Tuscan gray on upper elevations.
- A base treatment has been provided on all four building elevations in either a brick or stone alternative. Louther noted that it was the owner’s desire to utilize either stone or brick around the base along the back or rear side elevation, as well as on vertical columns only.

Following the presentation, the Commission noted the following:

- Concerns were noted that stone and/or brick areas of the building still required more attention such as the lack of masonry on the rear elevation, the inconsistent appearance and coloration of both the brick and stone sample alternatives as well as their appearance within the various perspective renderings, all of which didn’t provide a comfortable image of their usual impact of the building.
- As drawn, the applicant of either the stone or brick is too patchy on rear elevation. It looks cheap compared to front, a different building.
- Need to provide differential window trim on the lower stair windows.

ACTION:

On a motion by Geer, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion for final approval stated the Commission's preference for the use of stone with the building elevations to be modified to add a darker stone color utilizing a more uniform sample along with its application on areas on the rear elevation sufficient enough to complement the application of stone on the front elevation of the building, in addition to wrapping three areas along the back elevation including the modifications relevant to providing differential window trim on lower stair windows.

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, 6, 6, 6, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6809 & 6827 Milwaukee Street, 120 Windstone Drive, 6826 Reston Heights Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	4-units: 6 22-unit: 4	5	-	-	5	4	5
	-	5	-	-	-	-	5	5
	7	6	-	-	-	-	-	6
	7	6	7	6	-	7	7	7
	7	4-unit: 6.5 Big: 5	6	6	-	7	6	6
	6	5	6	6	-	6	6	6
	6	6	7	-	-	6	6	6

General Comments:

- The 22-unit continues to be problematic.
- Add more masonry to rear elevation.
- Approvable. Site plan good. Architecture lacks some flair, but is adequate for approval.
- Good balance of paving to open space landscape is complementary.
- It's OK.