

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 7, 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 7, 2007	ID NUMBER:

Members present were: Paul Wagner, Lisa Geer, Robert March, Bruce Woods, Todd Barnett, Cathleen Feland and Michael Barrett.

SUMMARY:

At its meeting of March 7, 2007, the Urban Design Commission **REFERRED** consideration 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 modifications to the plans as presented by Louther featured the following:

- On the three 4-unit sites further consultation with John Leach of Traffic Engineering provided that the main drive aisles could be reduced to 20-feet with the drive aisles for the inward units reduced to 12-feet with the outer drive aisles reduced to 16-feet.
- Louther also noted that grade elevation of the three 4-unit buildings might be required to be raised due to stormwater issues with piping to a 12-inch undersized main.
- Bioswales have been added along the Windstone Drive street frontage.
- A proposed dividing wall between units on the front porch has been removed, along with a relocation of gutters as to not conflict with the location of chimneys.
- The request to consider connecting underground parking is too expensive and created issues with the loss of second exiting.
- Relative to the site plan for the 22-unit building, a large rain garden has been added adjacent to the easement area, along with bike parking added along the street side elevation.
- The exterior façade of the 22-unit building has been modified to remove the copper roof elements, along with the incorporation of full stone veneer returns and recesses. The previous use of brick in combination with veneer has been eliminated.

Following the presentation, the Commission noted the following:

- Infiltration features are not detailed on the landscape plan. Verify that plantings will be wet perennials to coordinate the civil engineering plan with the landscape plan.
- Still an issue with hardy cornerboards with vinyl siding. Louther noted that they are now proposed to be vinyl.

- Issue with the use of cultured stone topped off with vinyl siding. Should be a hard material, use microtech as previously noted; mixing vinyl with stone not appropriate. Consider the use of brick versus cultured stone in this instance.
- The upper line of the brown siding should be continuous around the top of the upper elevation.
- The color palette of the 4-units is more of the same with its use of beiges; provide an alternative.
- On the 22-unit building, the 5-inch dutch lap siding is not appropriate with the prairie style of the building.
- The back side (rear elevation) of the building doesn't carry over the use of the cultured stone veneer.
- The use of two different styles of vinyl siding not appropriate with prairie style architecture.
- The overall design has too much going on with too many materials such as the thin vertical piers, simplify as design façade is over busy with too many features.
- Wrap stone all the way around on all sides of the building, in addition to looking at features volumetrically rather per façade or elevation.

ACTION:

On a motion by Woods, seconded by Barrett, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (7-0). The motion to refer required address of the above with the site plan noted as fine but with the requirement to bring back the 22-unit building with instructions to reexamine the Wrightian style of similar buildings.

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, 6, 6, 6 and 6.5.

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	-	-	-	-	-	-	-	6
	7	6	7	6	-	7	6	6
	7	5	6	6	-	6	6	5
	5	4	5	5	-	5	4	4
	8	6 (4-unit) 4 (22-unit)	6	-	-	8	8	6.5
	6	4-6	5	-	-	5	5	5
	5	4/6	5	-	-	6	5	5
	7	5	6	-	-	7	7	6

General Comments:

- Good site plan. OK architecture.
- Good job on reducing pavement. Bioinfiltration areas not shown on landscape plan, they should be planted in wet loving perennials not lawn.
- 22-unit building architecture detailing needs much more work. UDC shouldn't have to nit-pick every detail – not our job.
- Architecture is problematic throughout.
- Colors for 4-unit siding are bland. “Prairie” style isn't there yet.
- Small buildings look good. Larger unit needs further design development.