

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** September 3, 2008  
TITLE: 617 North Oak Street – Conditional Use      **REFERRED:**  
Referral at Planning Staff’s Request, Eight-      **REREFERRED:**  
Unit Apartment Building. 15<sup>th</sup> Ald. Dist.      **REPORTED BACK:**  
(11809)  
AUTHOR: Alan J. Martin, Secretary      **ADOPTED:**      **POF:**  
DATED: September 3, 2008      **ID NUMBER:**

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Members present were: Lou Host-Jablonski, Ronald Luskin, Jay Ferm, Marsha Rummel, Bruce Woods, Richard Slayton, John Harrington and Richard Wagner.

### **SUMMARY:**

At its meeting of September 3, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of an advisory conditional use referral located at 617 North Oak Street. Appearing on behalf of the project was Casey Louter, representing Equity Builders. Prior to the presentation staff noted to the Commission that the development of the 8-unit apartment building on the site is a conditional use placed before the Commission at the request of Planning staff due to issues with the proposed building as designed. The recommendations by the Commission on the project will be forwarded to the Plan Commission with its consideration of the conditional use for the residential redevelopment on the site. Louter then provided a review of the redevelopment of the 8-unit apartment building on the site, noting its replacement following demolition of the existing burnt out structure on the site. Following the presentation by Louter the Commission noted the following:

- Space between finished grade and bottom of the cantilever entry on the front elevation of the building changes the look of the building. It requires landscape treatment to downplay its appearance. Recommend the use of some type of evergreen plantings to get away from the “mobile home appearance.”
- The architectural treatment over the building’s entry seems stark, raise height of entry cover.
- The back or rear elevation is different than the other sides of the building; not as fresh, doesn’t feature the cantilever or other elements; extend rectangular center feature down and add window treatment.
- Use evergreen foundation plantings such as Taxus and Juniper.
- Provide that siding at the base of the building allows for some exposure of the foundation combined with required foundation plantings.

### **ACTION:**

On a motion by Slayton, seconded by Ferm, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion required address of the above stated concerns with modified building elevations and required foundation plantings to be reviewed and approved by staff.

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, 5.75 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 617 North Oak Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	5
	-	5.75	-	-	-	-	-	5.75
	-	-	-	-	-	-	-	5
	-	5	-	-	-	-	-	-
	-	5	-	-	-	-	-	5
	5	6	-	-	-	5	6	-
	-	-	-	-	-	-	-	6

General Comments:

- Approvable low-income design.
- Provide plantings at front façade to soften/screen cantilever.