

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 7, 2007
TITLE: 301 South Ingersoll Street – PUD-SIP, Seventy-Six Unit Apartment Development. 6 th Ald. Dist. (05833)	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, Lou Host-Jablonski and Michael Barrett.

SUMMARY:

At its meeting of March 7, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP for a 76-unit apartment development located at 301 South Ingersoll Street. Appearing on behalf of the project were Ald. Judy Olson, J. Randy Bruce, Donald Schroeder and Rebecca Flood. The plans as presented by Bruce featured the following:

- The flattening of grades within the rear open space area including stormwater collection.
- The issue of the light color of the upper stories and lack on integration was addressed with a stronger color pallet featuring coloration tied back to the color of the lower three stories of the building.
- The revised elevations featuring a strengthening of the corner element architecture with different colors and materials.

Following the presentation, the Commission noted the following:

- Add a seating bench or planter at the corners of the interior courtyard circle.
- Consider making stair a vertically projecting bay on the side elevation at the courtyard of the 4-story element along with the elimination of brick on the first floor level.
- Resolve issue with brick versus wood frame façade alterations.

ACTION:

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0-1) with Woods abstaining. The motion required addition of planters within the interior courtyard circle at the entry, the flexibility alternative to modify the side elevation at the courtyard on the 4-story element, a vertical projecting bay with the elimination of brick at the first floor level in addition to resolve of the issue relevant to brick versus wood frame façade alterations.

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 6, 7.5, 7.5, 8, 8, 8 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 301 South Ingersoll Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	8
	7	8	7	6	-	7	8	7.5
	6	6	6	-	-	6	6	6
	8	8	8	8	-	8	8	8
	8	7	8	8	-	8	7	7.5
	-	-	-	-	-	-	-	8
	8	8	8	9	-	8	9	8.5

General Comments:

- Very nicely done architecturally, and kudos for a positive collaboration with the neighborhood.
- Nice definition of public/private open spaces, it allows for choices. Like the darkening of the building color on the upper floor.
- Be careful that Building B doesn't look too "busy."
- Very nice project – thanks to the developer and architect for working with the neighborhood!
- Benches at court (between buildings). Accentuate vertical at court (between buildings).
- Great project.
- Nice job. Good to see a real 4-story building.