

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** July 11, 2007

TITLE: 6500 Normandy Lane - Ninety-One
 Unit Condominium Apartment
 Building, PUD(GDP-SIP). 19th Ald.
 Dist. (06080)

REFERRED:
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: July 11, 2007 **ID NUMBER:**

Members present were: Paul Wagner, Lou Host-Jablonski, Richard Slayton, Todd Barnett, Michael Barrett, Joan Bachleitner, and Marsha Rummel.

SUMMARY:

At its meeting of July 11, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 6500 Normandy Lane. Appearing on behalf of the project were Steve Yoder and Jerry Bourquin. The plans as modified featured the following:

- Adjusted pavement in the surface parking area at the rear of the building to create more greenspace at the curve, at the center face of the building.
- Tied vertical projections back into the roofline along with the addition of a horizontal precast band.
- Cutouts of the building's facade have been adjusted to incorporate horizontal elements of the building's roofline; the aluminum fascia across lower areas of the building's hip roof.
- The main entry of the building has been redesigned to be more slender than other projecting vertical elements of the building's facade to provide a clear identification as the main entry to the structure.

Following the presentation, the Commission noted the following:

- The arbors on the upper balconies of the building appear heavy; consider the use of a metal arbor.
- Like close-up details of the various building elevation features but the brackets still appear tacked on.
- Consider integrating brackets with the arbors and or balcony railings utilizing metal.
- Consider eliminating brackets still appear tacked on.
- Consider removing brackets at the corners of the building including its' main entry, including in addition too siding and corner trim boards on its' upper elevations.
- The details on the arbor need to be re-examined, including other details such as recess window openings, let upper band board above windows run through with window trim into it, use real sills, not applied; restudy of windows at corners, all windows should be double-hung with a general attention to consistency in detailing across all elevations provided.

ACTION:

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion provided for final approval with address of the above stated concerns with staff approval in addition to use of a bracket-like element in conjunction with upper elevation, railings, and arbors but with it's removal at building corners.

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, 6, 6, 6, 6, 6.5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6500 Normandy Lane

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6/7	6/7	6	-	-	6	6	6
	6	6	6	-	-	6	6	6
	-	-	-	-	-	-	-	6
	8	6	6	6	-	7	8	6.5
	-	6	-	-	-	-	6	6
	-	6	-	-	-	-	-	6
	-	7	-	-	-	-	-	7

General Comments:

- Nice evolution/design development of site and building.
- Nice building – well “buttressed”.
- Get rid of brackets, add metal trellis over porches.
- “Devil is in the details” – loose braces, column/beam details, etc.
- Small but important improvements to the architecture. Now, we need to see the final, important arbor and trim details to be well resolved. This big building needs this.