

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 23, 2007

TITLE: 1500 Block of Burningwood Way –
PUD(GDP-SIP). 18th Ald. Dist. (Pending
Annexation) (06226)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: May 23, 2007

ID NUMBER:

Members present were: Paul Wagner, Chair; Marsha Rummel, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Michael Barrett, Robert March and Richard Slayton.

SUMMARY:

At its meeting of May 23, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) located in the 1500 Block of Burningwood Way. Appearing on behalf of the project were Dan Murray and Craig Makela. Makela and Murray presented revised building elevations and plan details that featured the following:

- A revised duplex building design that features the narrowing of the width of the building pads, combined with alterations to the interior floor plan and architectural details in order to provide for a building prototype that is coordinated with the uniqueness of the development site.
- Decreased width dual shared drives provide access to each of the duplex buildings with pervious areas containing plantings between; in combination with the development of concrete paved garage aprons in combination with concrete drives.

Following the presentation the Commission noted the following:

- A concern relevant to the location of proposed driveways within the wetland buffer, which was noted as permitted by the applicant, in conjunction with approvals by the WDNR and Army Corp of Engineers.
- Consider combining individual paired driveways to minimize paving.
- Appreciate the narrowing and redesign of buildings but look at organizing their arrangement in a sweep pattern.
- On architecture, the use of coining at the corners on this style building not appropriate; should be full masonry.
- Look at the detailing on elevations relevant to the utilization of transom type windows with no trim and integrated with corner boards, including the relationship between brick detailing, the various window types and their overall relationship to a bisecting horizontal sill or banding above the brick course; is either fresh or under-detailed or inconsistently detailed, especially with the applied brick roll lock below on lower elevation of masonry base; with other windows having trim above.
- Consider running brick up to the top of the window units containing transoms, as well as reexamine the variation in height between different types of windows on all elevations.

- Consider the use of dual drives an in and out kind of relationship with the drive strip between as well as the current concrete paver parking apron to be pervious.
- Reexamine long slope on roofline at the end of each duplex unit. Makes the building and roof look bigger, but is it? Consider as an alternative a lower pitched roof on the first story and maintain the pitch on the upper story to create a separation.
- Consider a 10-foot wide drive aisle with porous paving on both sides of the paired access drive.
- Confirm the appropriateness of locating a driveway within a wetland buffer.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.

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, 6 and 6.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1500 Block Burningwood Way

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	-	-	-	6	-	6
	6	5	-	-	-	5	5	5
	-	-	-	-	-	-	-	5
	5	5	5	5	-	5	4	5
	6	6	-	-	-	6	8	6.5

General Comments:

- These new floor plans are a real improvement.
- Good alterations to layout – improves quality/actual greenspace.
- Improved! If feasible, extend brick through first floor.
- It is OK, but for such a special site, it should be spectacular.
- Much improved; create unified site plan – maybe some kind of curved edge; lose quoins; gang driveways look good.
- Better suited to site.