

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 6, 2006
TITLE: 1610 Gilson Street – PUD(GDP-SIP), Mixed-Use Development. 13 th Ald. Dist. (04758)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 6, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Lisa Geer, Michael Barrett, Todd Barnett, Ald. Noel Radomski, Bruce Woods and Robert March.

SUMMARY:

At its meeting of December 6, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 1610 Gilson Street. Appearing on behalf of the project was Robert Bouril, architect. The revised plans as presented by Bouril featured the following:

- A revised east elevation featuring enhanced brick returns on both its corner elements, along with the extension of horizontal banding of masonry materials.
- Additional details on the ramp driveway access to lower level parking and its relationship with the adjoining alley and residential properties featured a 6-foot high cedar fence located between two existing garage structures with discussions relevant to the provision of landscaping in front of the light screen to be provided.
- A review of the building materials and colors emphasized the use of two different brick types, combined with an accent brick for rustication.
- A signage package for the building was noted as to return for separate approval.
- A review of the building elevations emphasized the addition of brick at the base of the Gilson Street handicap access ramp, as well as the utilization of the powder coated steel rail.

Following the presentation of the revised plans, the Commission noted the following:

- Light levels a bit high, reduce wattage, high contrast issues.
- Examine the use of more fixtures with lower wattage.
- Relative to the railing design on the Gilson Street ramp, provide pilasters every four feet with a vertical in between.
- The east façade needs different colored siding; façade too prominent. Bouril noted that the existing building will obstruct the view of a large portion of the east façade.
- Staff requested the applicant provide a complete listing of building materials and colors as a reference to the building elevations.

- On the west elevation, signage doesn't fit with adjacent residential. Consider options such as a ground sign.

ACTION:

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion required that:

- Signage return for separate consideration.
- That the lighting and photometric plan be adjusted to not exceed a level of 20 footcandles with a preference of 10 footcandles to be reviewed by staff.
- Provide a list of building materials and colors in reference to building elevations.
- The skinny edge of brick on the east elevation at issue. Should return with the same thickness of the retaining wall below.

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, 6.5, 7, 7, 7.5 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1610 Gilson Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	7	-	-	-	-	-	7
	6	6	6	-	-	6	6	6
	8	8	7	7	6	8	8	8
	7	8	8	5	7	8	9	7.5
	-	7	-	5	-	-	7	7
	6	7	6	4	-	7	7	6
	7	6	6	7	-	7	7	6
	8	6	6	6	-	6	8	6.5

General Comments:

- Appropriate scale and uses for this neighborhood.
- Should become a beacon for the neighborhood.
- Decrease footcandles directly under door canopy to less than 20 fc and preferable closer to 10 fc.
- Nice project, well-scaled to a great neighborhood. Lighting needs to be tamed.
- Looks like a successful project.