

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 26, 2006
TITLE: 8201 Mayo Drive – Mixed-Use Development, PUD(SIP). 1 st Ald. Dist. (03450)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 26, 2006	ID NUMBER:

Members present were: Lou Host-Jablonski, Acting Chair; Ald. Noel Radomski, Todd Barnett, Lisa Geer, Cathleen Feland, Michael Barrett and Robert March.

SUMMARY:

At its meeting of July 26, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a mixed-use development, PUD(SIP) located at 8201 Mayo Drive. Appearing on behalf of the project was Jerry Bourquin, architect. In address of the previous comments on the project by the Commission, the modified plans featured the following:

- Additional trees and landscaping have been provided on the southerly end of the perimeter of the parking lot, including shade trees.
- Ivy has been added on lower areas of the south elevation in order to provide for more landscaping within these areas.
- On projecting bump-outs that have a brick masonry façade; masonry has been extended all the way to the back wall on the returns.
- The previous extensive brick banding on all elevations has been simplified and provided only a window head and sill treatment.
- Simplify brick banding.
- Windows at the garage level have been extended utilizing glass block, in addition to incorporating panelized doors on entries to the garage.
- Bicycle parking has been redistributed across the site to address previously stated concerns.
- The lighting plan has been modified to utilize the same type of fixtures as on the adjacent site to the south (veterinary clinic) with full cut-offs.

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

- Question the addition of the small dormer at the upper roof line utilized as an elevator over-run; consider the utilization of a shed roof versus a gable end dormer feature. Concerns were also expressed with the potential for the use of this area for signage.

- Vinyl siding is still an issue, especially wrapping around the corners of projecting bays without being accurately detailed showing the corner board treatment. Any corner board treatment should be a durable material such as duratec, hardiplank and other alternatives.
- The motion for approval should call for the use of fiber cement or another durable alternative to the use of vinyl siding.
- Consider wrapping masonry around the whole first floor level to eliminate any vinyl siding application.
- Consider infilling of brick within the inset, instead of vinyl on the first floor level.

ACTION:

On a motion by Feland, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required the use of brick masonry on the entire first floor level, corner board treatment should be of a durable material such as duratec fiber or cement wood with engineered trim around composite panels (hardiplank) with the elevator overrun to feature the use of a shed dormer.

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, 6, 6, 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 8201 Mayo Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	7	6	-	7	8	7
	7	6	6	7	-	6	7	7
	-	6	-	-	-	-	-	6
	-	5.5	-	-	-	-	-	5.5
	-	7	7	-	-	-	7	7
	6	5.5	7	7	-	7	8	6

General Comments:

- Landscape is complementary to the architecture. Like the corner outdoor space that is proposed. Good window accents within the lower garage block walls.
- Appreciate the improvements. Question the appropriateness of vinyl siding on a building of this stature.
- Nice mixed-use project but a bit too grand for vinyl siding.
- This building sets exactly the right tone for this site. Stormwater management/infiltration, moderate lighting, restrained parking make this one of the nicest suburban projects yet.