

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> July 12, 2006
TITLE: 415-419 West Dayton Street – PUD(GDP-SIP), Twenty-Unit. 4 <sup>th</sup> Ald. Dist. (03204)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: July 12, 2006	<b>ID NUMBER:</b>

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

### **SUMMARY:**

At its meeting of July 12, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) for a twenty-unit project located at 415-419 West Dayton Street. Appearing on behalf of the project were Gary Brink, Rosemary Lee and Jess Thuli. The modified plans as presented by Brink reflected the following:

- The front entry treatment has been modified to provide for an extended canopy pergola, in combination with the incorporation of brick on upper elements of the entry feature with a renaissance smooth face block base.
- An additional garage door has been added to the right side of the front (West Dayton Street elevation) to provide balance with lower level window elements on the left side of the lower portion of the front façade.
- The narrow width of brick above the upper windows' lintels and the upper edge of the parapet has been widened to be more proportional.
- Other adjustments to the location of the overall front façade, including size, scale and relationship of window openings have been modified to provide for more balance of all elements on the front façade, along with the application of a more uniform use of modular brick on all building elevations.

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

- Like the differentiation of brick patterning on the front elevation, as well as the double garage doors.
- Consider a hitch post bike rack in front of the building and verify that the style of proposed bike racks are not inconsistent with City code requirements.
- Provide sufficient bike parking for one stall per bedroom.
- Relevant to the discussion regarding the juxtaposition of windows with the garage doors, it was noted that the over architecture was a big improvement, with less concern with the alignment issue.

## **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 (7-0). The motion required that the applicant provide for a hitch post type bike rack at the main entry to the building, and that other exterior bicycle racks meet code requirements, as well as provide bicycle parking at one stall per bedroom.

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, 6.5, 7, 7.5, 7.5 and 7.5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 415-419 West Dayton Street**

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

General Comments:

- Garage door/window alignment concerns me.
- Nice improvements; the proportions of the front façade are now well-balanced.
- A true pity that more classic houses are going down for this. Traffic Engineering needs to learn how to accommodate cars with smaller one-way-at-a-time garage entrances.
- New entry treatment is much more successful as well as the dividing of the garage face with a column. Very attractive landscape detailing and outdoor space created.
- Much improved.