

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** April 18, 2012

TITLE: 1323 West Dayton Street – PUD(GDP-      **REFERRED:**

SIP) for a Sixty-Five Unit Housing Project.  
8<sup>th</sup> Ald. Dist. (25323)

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

DATED: April 18, 2012

**ID NUMBER:**

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Members present were: Henry Lufler, Acting Chair; Dawn O’Kroley, Marsha Rummel, Melissa Huggins, Richard Slayton and John Harrington.

**SUMMARY:**

At its meeting of April 18, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 1323 West Dayton Street. Appearing on behalf of the project was J. Randy Bruce, representing Stoddard Arms, LLP. Bruce discussed changes to the bays with metal panel; all windows on the upper portion are different than the window pattern and masonry. It was also suggested that the stepback on the upper level balcony wrap around all sides of the building; the mass has been pulled out and is now flush with the rest of the building using the same suspended balcony structure. Other minor changes include a 1-story cast stone base being switched with a more consistent treatment all the way around the building, and the entry canopy now is much beefier and is quite distinct from the balconies. The penthouse now will use the same metal color as the rest of the building.

Comments and questions from the Commission were as follows:

- It looks nice because now there are secondary areas where your eyes go.
- The penthouse color, it being contiguous seems quieter; it’s nice.
- The Secretary stated that the Commission did make findings on why they felt it was OK to create exceptions to the neighborhood plan with initial approval.
- Because your entry is skewed due to geometry, it may be more successful to have your greenspace and plantings also follow that skewed angle, or follow the same street grid where it’s not skewed.
- This grid works because it relates to what is going on and adds a certain energy here.
- From a landscape view I would keep that open; the traffic pattern is going to want that to be open. You are framing these islands with the frame of the building.
- Can that very first unit closest to the fire station, is there a benefit to that being similarly permeable?
- Make that a little bigger so it goes around the corner, this little nubbin’.

**ACTION:**

On a motion by Harrington, seconded by O’Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0).

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 7, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1323 West Dayton Street**

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