

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> August 22, 2007
TITLE: 34 Schroeder Court – New Construction – Office Building in Urban Design District No. 2. 1 <sup>st</sup> Ald. Dist. (06638)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: August 22, 2007	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Marsha Rummel, Michael Barrett, Bruce Woods, Richard Slayton, Jay Ferm, Lou Host-Jablonski and Todd Barnett.

### **SUMMARY:**

At its meeting of August 22, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of new construction located at 34 Schroeder Court. Appearing on behalf of the project were Ray Rodenbeck and Michael Welman. The modified plans as presented featured the following:

- An updated lighting plan that utilizes metal halide fixtures including necessary revisions to the photometric plan.
- An adjustment of parking stalls with 15-foot depth with a 2-foot overhang in order to increase adjacent landscaped areas on the easterly perimeter of the site and enhance the preservation of an existing tree.
- An overview of the tree preservation plan with an emphasis on several trees either in poor condition or not viable for saving due to their species type.
- A detailed review of the building elevations provide that the modified elevations featured the use of metal panels on only the lower corner portion of the building adjacent to its entry with the option for the replacement of vision glass provided. The entry features an expansive canopy.
- Both wall and ground signage has been modified to be consistent with the provisions of Urban Design District No. 2.
- A review of a bike rack detail for an inverted u-type rack was provided.
- An alternative to the previously proposed dark glazing for glass was provided in a lighter shade.
- The landscape plan has also been modified to provide for openings and curbing for tree islands for more infiltration, especially in areas that contain trees to be preserved.

### **ACTION:**

On a motion by Slayton, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). The motion required that the existing tree along the northeasterly perimeter of the surface parking lot be maintained within an enlarged tree island and that benches be incorporated below the awning/canopy at the entry of the building, all of which are to be reviewed and approved by staff.

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, 6, 6, 7, 7, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 34 Schroeder Court**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	8	8	7	8	6	7	7
	6	6	6	6	-	6	6	6
	5	6	6	6	5	4	4	5
	6	7	7	6	6	7	7	7
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	7

General Comments:

- Thank you for the improvements.
- Thanks to the applicant for working so hard to improve the site!
- Thank you for all the improvements.
- Nice but too much impervious area.
- Responsive applicant. Improved design. Nice site planning and tree saving.