

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> December 5, 2012
<b>TITLE:</b> 202, 210 North Bassett Street and 512, 520 West Dayton Street – PUD-SIP for a 75-Unit Apartment Building. 4 <sup>th</sup> Ald. Dist. (28193)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
<b>DATED:</b> December 5, 2012	<b>ID NUMBER:</b>

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Members present were: Richard Wagner, Chair; Henry Lufler, Cliff Goodhart, Marsha Rummel, Richard Slayton, John Harrington, Dawn O’Kroley, Melissa Huggins and Tom DeChant.

**SUMMARY:**

At its meeting of December 5, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP located at 202, 210 North Bassett Street and 512, 520 West Dayton Street. Appearing on behalf of the project were Scott Faust and Andy Stebnitz. Bruce addressed the Commission’s comments regarding the hierarchy between the residential and commercial entrances. The canopy has been enlarged and raised up as much as possible and different masonry detailing has been introduced at the building face that will wrap the corner and really identify that element. At the request of staff and the Alder they have added 8 moped parking stalls at the end of the driveway, and 8 additional bicycle parking stalls. Brick will cover most of the lower three floors with a cast stone base, corrugated metal siding in a dark gray and composite siding in a tan color. The signage will be a separate issue. The brackets were discussed with varying opinions about their size and placement.

**ACTION:**

On a motion by Slayton, seconded by Lufler, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). The motion required further study on the need for brackets at the parapet, or pull brackets back to support point of overhang with staff approval of the final details.

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, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 202, 210 North Bassett Street/512, 520 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	7	5	-	-	7	8	7
	-	-	-	-	-	-	-	7
	6	6	5	-	-	5	6	5