

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 5, 2007
TITLE: 810 Jupiter Drive – PUD-SIP for a 24-Unit Apartment Building. 3 rd . Ald. Dist. (07169)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 5, 2007	ID NUMBER:

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

SUMMARY:

At its meeting of September 5, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP for a 24-unit apartment building located at 810 Jupiter Drive. Appearing on behalf of the project was Richard Hiler.

As a follow-up to the Commission’s previous review of the project Hiller summarized modifications to the proposed plans as follows:

- On both the side of the elevations and rear the brick treatment at the base has been extended down along with the minimization of the application of submitted masonry units which now act as a minor element of the base of the structure.
- The mass and size of brick piers on portions of the lower elevation have been increased.
- The tower element off of the southeasterly corridor of the building has been bumped out as requested.
- The landscape plan has been modified to correctly provide for appropriate plantings in lieu of the previously proposed seed mix as well as provide for protection during construction for rain garden areas. In addition, the proposed planting of Fat Albert Blue Spruce has been substituted.
- The surface parking at the rear of the building has been adjusted to provide for the utilization of 16-foot deep surface parking stalls with a 2-foot overhang to allow for additional landscaping amenities.
- The collective changes to the rear elevation provide that the request to consider windows within the lower level parking was not provided.

Following the presentation, the Commission noted the following:

- As all of the discrepancies between the details relevant to the infiltration basin between Pages C 1.2 and C 1.1; C 1.2 is correct.
- The landscape plan still notes the utilization of ash trees and still requires substitution, modifications as requested should come back for staff approval with an alternative for large tree replacement of the “ash” plantings.
- Relief of the lower rear façade still requires glass block windows; still necessary but proposed latticework may not be necessary.

- Eliminate the latticework in favor of deciduous shrub plantings which are salt tolerant.

ACTION:

On a motion by Barnett, seconded by Ferm, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0-1) with Rummel abstaining.

The motion required, as an alternative to glass block on the lower rear elevation parking level, the creation of recesses within the brickwork to mimic the patterning of windows of those overlying above. In addition, the requested landscape plan changes 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, 5.5, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 810 Jupiter Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	5
	5	6	5	-	-	5	6	5.5
	6	7	6	6	-	6	7	7
	-	-	-	-	-	-	-	7

General Comments:

- Good improvements.