

## AGENDA # 8

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** April 23, 2008

TITLE: 303 North Hamilton Street - PUD-SIP for      **REFERRED:**  
69 Units in a New Building with 3-Units in      **REREFERRED:**  
an Existing Structure to Remain. 2nd Ald.      **REPORTED BACK:**  
Dist. (09653)

AUTHOR: Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

DATED: April 23, 2008      **ID NUMBER:**

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Members present were: Marsha Rummel, Todd Barnett, Richard Slayton, John Harrington, Bonnie Cosgrove, Richard Wagner and Lou Host-Jablonski.

### **SUMMARY:**

At its meeting of April 23, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP located at 303 North Hamilton Street. Appearing on behalf of the project were Rosemary Lee, David Kaul and Ed Freer, both representing McBride Companies, and Phil Hees. A presentation by Freer and Kaul noted the following as detailed within a memo within the application packet:

- The driveway alignment was moved minimally to avoid conflict with additional trees, street lights and a fire hydrant.
- A request to consider alternate use of shrubs instead of perennials at street level apartment entry stoops provides an option for the use of perennials and more formal evergreen plantings such as yew and boxwoods. Harrington noted concern with care and maintenance of perennials but was OK with alternative proposal.
- Details on the stoop entries corner and detailing issues were presented.
- A review of entrance treatment and stair tower alternatives was provided.
- Review of Gorham Street corner options were emphasized with various versions.
- Bike parking has been adjusted to satisfy issues with its location.

Following discussion by the Commission it was noted that the applicant has gone through every comment and addressed all issues with details that rationalize the project as approved.

### **ACTION:**

On a motion by Barnett, seconded by Cosgrove, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion cited approval of utilization of the middle option for the entry/stair tower featuring wider window openings, in addition to the revised version of the street corner/balcony treatment.

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, 7, 7, 7.5, 8, 8 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 303 North Hamilton Street**

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

General Comments:

- Excellent new iteration that addresses UDC issues. Much improved.
- Well considered, body in scope and detail. Nicely done.
- Detailing is nicely thought out.
- Well crafted. Bravo.
- Great responses to comments. Nice project.