

## AGENDA # 4

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> July 25, 2007
TITLE: 22 East Dayton Street and 208 North Pinckney Street – PUD-SIP, Forty-Eight Unit Building. 4 <sup>th</sup> Ald. Dist. (04001)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: July 25, 2007	<b>ID NUMBER:</b>

---

Members present were: Lou Host-Jablonski, Chair; Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, Joan Bachleitner and Michael Barrett.

### **SUMMARY:**

At its meeting of July 25, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP located at 22 East Dayton Street and 208 North Pinckney Street. Appearing on behalf of the project were John W. Sutton, Douglas Kozel, Bill White and Gene Devitt.

In response to the Commission's previous concerns on the project the revised plans featured the following as presented:

- The revised landscape plan provided for additional screening around the trash area, additional hedge treatment separating the building from the adjacent church's surface parking lot.
- The driveway entry to the lower level parking now features a running bond of paver treatment.
- An area on the adjacent church's property has been redesigned to feature a colored concrete accent as an alternative to the incorporation of pervious pavers which are not under the developer's control.
- The issue with the look and appearance of the stair tower has been addressed with a reduction in its projection, its width and overall height to be more in scale with the remainder of the structure.
- A modification to the front elevation entry feature proposes the use of custom prairie block as a replacement for previously proposed soldier brick coursing.
- A review of the building materials and colors also notes a change of the use of plaster materials in returns and recess in stairs and deck areas.
- The issue with the consideration with green roofs was noted by the architectural team as too costly beyond the scope of the project where the structure is designed for its potential.
- The architectural team also noted the proposed use of king size brick not utility brick with some discussion by the Commission relevant to the appropriateness of modular.

Following the presentation the Commission noted the following:

- Add more depth to the front left window projection. Eight inches is too flat. At least 8 inches. Add another horizontal course of brick above arch feature and below the sills of the lower deck.

Gene Devitt appeared and spoke in favor of the project representing the Mansion Hill Division of the Capital Neighborhoods.

**ACTION:**

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Woods abstaining. The motion was passed on a vote of (6-0-1) with Woods abstaining. The motion provided latitude for the color of the plaster in the recesses where a limestone finish was suggested.

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, 7.5 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 22 East Dayton Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	8	8	8	8	-	8	8	8
	-	7	-	-	-	-	8	7
	6	-	-	-	-	-	-	-
	6	7/8	6	-	-	6	7/8	7
	7	9	7	6	-	7	6	7.5

General Comments:

- Very attractive building; nice materials.
- Very nice infill project, well-designed and interesting looking building...a future landmark.
- Architecture is superior. Kudos for working with neighbors to re-infill some of the grass on North Pinckney. One negative: There should be a green roof on a building of this size in the middle of the City.
- Nicely done, all around.