

AGENDA # 5

City of Madison, Wisconsin

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| REPORT OF: URBAN DESIGN COMMISSION | PRESENTED: February 18, 2009 |
| TITLE: 430 and 434 South Thornton Avenue/1526 Jenifer Street/430 Cantwell Court – PUD-SIP to Renovate 3 Existing 4-Unit Structures and Construct a New 2-Unit Structure. 6 th Ald. Dist. (13649) | REFERRED: REREFERRED: REPORTED BACK: |
| AUTHOR: Archie Nicolette, Acting Secretary | ADOPTED: POF: |
| DATED: February 18, 2009 | ID NUMBER: |

Members present were: Bruce Woods; Chair, Todd Barnett, Richard Slayton, Ron Luskin, Dawn Weber, Mark Smith, Jay Ferm, Ald. Marsha Rummel, Richard Wagner, and John Harrington.

SUMMARY:

At its meeting of February 18, 2009, the Urban Design Commission **REFERRED** a PUD-SIP to renovate three existing 4-unit structures and construct a new 2-unit structure at 430 and 434 South Thornton Avenue/1526 Jenifer Street/430 Cantwell Court. Mark Schmidt presented details on improving three of the four-unit buildings, which have variances to occupy attic space to make it more usable. He is also looking to move one of the houses from Thornton Street to Jenifer Street to provide 10 stalls of underground parking under a new 2-unit building and to save the existing structure. The Commission discussed this request together with Agenda Item No. 4 (1144 and 1148 Jenifer Street – Legistar I.D. No. 13650). They are related and Item No. 4 cannot happen if this project is not approved, however, most of the discussion focused on this request. Paul Skidmore presented the landscape plan and briefly stated the front was using more traditional plants, the back patio has a built-in rooftop garden area, and he is trying to use edible plants throughout the project, while also providing a plantable area in each individual area so the owners can decide what they would like to plant. At the neighborhood meeting, concern was expressed about the height and placement of walls, and in particular the blank wall on the side facing north. Ald. Rummel stated the neighbors first heard about this project on Monday and were upset about the lack of progress on the first phase renovation. The Commission's main concerns were:

- The impact of the underground parking raising the building out of the ground too much.
- The Cantwell Court elevation shows no front steps leading up to the building because of the wall created by the underground parking, and the wall is too close to the sidewalk.
- The entrance drive width.
- Consider designing a longer, thinner building to match the existing three buildings, including the roof lines on new building reflected existing structures.
- Stormwater management plan, possibly including rain barrels.
- The need for more information to understand the placement of sidewalks.

Navin Jarugumilli registered in support. Fredrick Johnson, Burke O'Neal and Amanda Nerhane registered in opposition.

ACTION:

On a motion by Barnett, seconded by Luskin, the Urban Design Commission **REFERRED** a PUD-SIP to renovate three existing 4-unit structures and construct a new 2-unit structure at 430 and 434 South Thornton Avenue/1526 Jenifer Street/430 Cantwell Court with the following recommendations:

- Explore designing a tandem building to match existing building, pushing the Cantwell Court walls back and integrating this building with the other three buildings in terms of roof, appearance and massing.
- Add missing information to first floor plans and grade information to better understand how the handicapped ramps work and connectivity, add one extra handicapped stall.

The motion passed on a vote of (10-0).

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 4, 4, 4, 4.5, 5, 5 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 430 and 434 South Thornton Avenue

| | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| Member Ratings | - | - | - | - | - | - | - | 4 |
| | 5 | 5 | 4 | - | - | 5 | 5 | 5 |
| | - | - | - | - | - | 4 | 5 | 4 |
| | - | - | - | - | - | - | - | 5 |
| | 3 | 5 | 5 | 5 | - | 5 | 7 | 5 |
| | 4 | 5 | 5 | - | - | 4 | - | 4 |
| | 5 | 5 | 5 | - | - | 5 | 4.5 | 4.5 |
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General Comments:

- Study and clarify circulation. Show where guardrails would be located. How does one leave the garage to enter their living unit? Connectivity to street needed. Study reach into area wells to ensure access of planting area.
- Too cramped on lot. Address solar access and imposition on neighbors.
- Concerns about setbacks of proposed construction, should relate to 429 Cantwell. Take a look at moving building back and possibly reorienting or “stretching” building. Address façade at Thornton and river amenities by improving street presence, connectivity and enhanced between Cantwell Court and new sidewalk. Cantwell Court façade needs to be landscaped after wall is moved back. Question about why move house – it keeps scale of street but if moved, 1100 Block Jenifer looks viable.
- Terrace walls, building “Part 1” connectivity to street, terrace needs to be addressed.
- Walkway system seems overly complex.
- Glad to see the buildings finished. However, the parking and proposed 430 South Thornton Avenue building need a lot of work.