

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 24, 2013

TITLE: 107 South Mills Street – Demolition and Construction of a New 4-Story, 74-Unit Apartment Complex. 13th Ald. Dist. (30983)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: July 24, 2013

ID NUMBER:

Members present were: Richard Wagner, Chair; Lauren Cnare, Richard Slayton, Dawn O’Kroley and Tom DeChant.

SUMMARY:

At its meeting of July 24, 2013, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for demolition and construction of a new 4-story, 74-uit apartment complex located at 107 South Mills Street. Appearing on behalf of the project were Craig Enzenroth, John Holz, Joe Gallina and Steve Kieckhafer, all representing The Gallina Companies. This property is part of the Meriter GDP in what they call their “Transitional Zone.” It is currently student rental housing and in very dilapidated states. One is being considered for relocation as it has significant architectural features. The alley currently there would be vacated. Holz walked through the site plan and roof plan, with vehicular access from Mound Street to 20 courtyard surface parking for vehicles and bicycles. As the site slopes down there is access to a garage with the remaining 51 parking stalls. Along Mills Street is the main entrance of the building with secondary access is directly through there evoking the line of where St. James Court was. Because the site is sloped very much one 4-story piece sits lower than the other 4-story piece. The roof plan depicts how this apartment building articulates and responds to its street edges, and as much as it can, viewability from Mills Street. The pavilions that make up the roof are designed so you always see them as a completed pavilion, not a façade type of element. There is a constant play in the façade with articulation of five-plus-feet happening within every 24-foot apartment dimension.

Comments and questions from the Commission were as follows:

- The projecting bays work. I’m not sure about the 3-story bays, they don’t seem quite in the same residential category as the 2-story bays.
- The use of dark green and beige to make it look like two different buildings, I don’t think that’s a good idea in this case. The lightness of the beige doesn’t sit well with me. I’d make it one or two darker shades rather than making it seem like two buildings.
- May be an issue with the “faux” flat roof which appears as multiple “hip” type roofs.

- We always struggle with buildings that reference historic elements so strongly without being a modern building. I understand you're trying to work with residential scale and texture, but the false historic reference is a bit of a challenge.
- You called this an assembly of blocks – I'm curious why all the blocks are the same. Breaking them up might help them relate better to the neighbors across the street.
- The wide porches are great.
- Think about bringing your bikes up to the pedestrian level, rather than having bikes versus cars.
- What if where you enter the underground parking, what if those stalls abut the garage and you actually built a bigger first floor porch for that group. Forget the walk. You'd gain covered stalls that may be a selling point, and now you're looking down to greenspace or patio space rather than more cars.
- Fix up that apron so it doesn't look like a drive-in.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 107 South Mills Street

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

General Comments:

- Traditional look seems appropriate in this residential neighborhood.