

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** April 29, 2020

TITLE: 1109 S. Park Street - New Three-Story
Mixed-Use Building Containing 44
Apartment Units, Approximately 2,600
Square Feet of Commercial Space and
41 Underground Parking Stalls in UDD
No. 7. 13th Ald. Dist. (58979)

REFERRED:
REREFERRED:
REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: April 29, 2020 **ID NUMBER:**

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Syed Abbas, Shane Bernau, Tom DeChant, Rafeeq Asad, Christian Harper and Craig Weisensel.

SUMMARY:

At its meeting of April 29, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new mixed-use building located at 1109 S. Park Street. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects. Registered in support and available to answer questions were David Diamond and Randy Christianson. Registered in support but not wishing to speak were Jim Winkle and Brendan Baxter. Registered and speaking in opposition was Steven Keidl. Registered in opposition but not wishing to speak was Bob Lee.

Keidl spoke in opposition to a couple of things. He is glad to see the project adhering to three-story structure for urban population density. Privacy and noise issues from the rooftop terrace facing Emerson Street are of concern. He shared a picture looking out his front door; there is a gap in blending the new structure into the rest of the neighborhood that contains 1- 1-½ story residences. The back of the building is actually a front considered from the Emerson Street perspective. There is no continuity between the three-story building and the single-family residences adjacent to the property, it would be a jump down to a parking lot view. He is concerned that it's not aesthetically pleasing and could become an issue of an echo chamber for noise amplified out into the neighborhood. Referencing The Ideal, he suggested the idea of putting in a smaller section of step down between the existing neighborhood and the new building to maintain the congruity of the façade, as well as contain noises from the parking area. He would like to see a community space that don't cause privacy issues with the existing neighbors. The rooftop could be oriented towards Park Street.

Burow responded to Keidl's concerns, noting the do have the community room located on the corner that fronts Emerson Street where it steps back from 3 to 2 as a gesture towards the residents, although not as dramatic as The Ideal. The use of that space is regulated by the developers of the project; they have voiced willingness to regulate the use and deal with noise complaints.

The Commission discussed the following:

- What is the occupant load for the terrace?
 - In reality maybe 15-20 people, comfortably.
- With regard to the transition in height – are there any perspectives or elevation drawings of the Emerson Street side?
- I can sympathize with the neighborhood’s concerns, however I think it’s a nice project overall and the way it contributes to the streetscape, especially on Park Street.
- We frequently see when these projects come in and are next to single-family residential houses, change is difficult. I think this is a really well done project. I don’t anticipate this being the kind of development or neighborhood with hard partying that will make this negative for the neighbors. I think this will be an asset to the neighborhood.

ACTION:

On a motion by Bernau, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion provided for raised planters at 1/3 proportion, or some sort of vegetative edge to reduce or minimize the amount of congregating along that edge of the rooftop patio.