

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** August 16, 2017

TITLE: 2507 Winnebago Street – PD(SIP), New
Development of 59 Units of Affordable
and Market-Rate Grand Family and
Kinship Family Housing in Two Buildings.
6th Ald. Dist. (48349)

REFERRED:
REREFERRED:
REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary **ADOPTED:** **POF:**

DATED: August 16, 2017 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Amanda Hall, Cliff Goodhart, Rafeeq Asad, Lois Braun-Oddo, Michael Rosenblum, John Harrington and Tom DeChant.

SUMMARY:

At its meeting of August 16, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD(SIP) located at 2507 Winnebago Street. Appearing on behalf of the project was Mark M. Smith, representing Gorman & Company.

The development is exclusively 2- and 3-bedroom apartments in two, 3-story buildings with rent assistance for a variety of incomes. There will also be on-site support services for the residents. Access to the bike path will be provided, but they don’t intend to have a main thoroughfare from the bike path through their site to Winnebago Street. There will be a variety of aesthetic conditions along Winnebago Street. The pedestrian treatment at the sidewalk and street levels will not have any retail but will have traditional walk-ups, patios or decks that will be large enough to be usable rather than be simply an entry. This leads to “eyes on the street,” which makes for a safer neighborhood community. There will be a significant outdoor play area as well as a manicured greenspace.

Comments and questions from the Commission were as follows:

- When you come back I’d like to see the GDP for this site again. One of the things I’d look at is the runway with the public space in it; it terminates at the tracks and needs resolution.
- The buildings seem so differentiated from each other and it strikes me as strange.
 - I don’t think it’s an automatic but it is a point of departure.
- And the other building has some interesting clean lines that I like.
- I would agree. This front porch you talk about, I would do a present day interpretation of a railroad depot, I would go no further with the false historic aesthetic. Nix the brackets.
- But if the idea is to provide shelter and shade, these images are integral with the whole roof design. You’re not worried about copying the detail as much as the essence of having that whole idea integrated into the roof structure somehow.
 - It should be evocative of these railroad siding buildings.

- I wouldn't think you'd want to segregate the play area from a place for the grandparents. Maybe there's a little bit of everything in places and have it more organic than zoned.
- Context is going to be very important, how you fit in. When you do come back for initial, bring an existing tree plan that shows what you're going to take out, species and size. I would work with City Parks to start thinking about what you can put in the front along Winnebago.

ACTION:

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