

## AGENDA # 13

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> January 9, 2008	
TITLE: 125 Randall Avenue - PUD for a 6-story Student Housing Project. 8th Ald. Dist. (08668)	<b>REFERRED:</b>	
	<b>REREFERRED:</b>	
	<b>REPORTED BACK:</b>	
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b>	<b>POF:</b>
DATED: January 9, 2008	<b>ID NUMBER:</b>	

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Members present were: Lou Host-Jablonski, Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, Bonnie Cosgrove, Richard Wagner and Jay Ferm.

### **SUMMARY:**

At its meeting of January 9, 2008, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION**. Appearing on behalf of the project were Richard Fritz, Doug Hursh and Jody Shaw, both representing Richard Fritz. The development concept provides for the demolition of four homes on four adjacent individual lots off the corner of Randall Avenue and Randall Court. The plans as presented detailed the development of a 6-story building on the site. An issue to be addressed with the informational presentation is that the proposal is inconsistent with setback and stepback provisions of the "Regent Street South Campus Neighborhood Master Plan." The draft plan was recently approved by the Regent Street-South Campus Neighborhood Plan Steering Committee on November 28, 2007 and is anticipated to be introduced as part of the formal approval process to the Common Council in January or February. At issue is the requirement for a 15-foot stepback at the third floor level along Randall Court where the project as proposed provides for a 5-foot stepback at this level. The proposed plans satisfy the requirement for a 10-foot setback on both Randall Avenue and Randall Court. The plans request consideration for a 5-foot setback along Randall Court at the 3<sup>rd</sup> floor level instead of the proposed 15-feet. Hursh and Shaw provided an overview of perspective renderings and mass studies of the proposed 6-unit building against existing adjacent structures within the block, as well as adjoining block faces. Following the presentation the Commission noted the following:

- Further consideration of the project requires the provision of more overall existing area context.
- Architecture needs to be in character with area or of exceptional design for big buildings.
- The greenspace across Randall Avenue within the park offsets the building's proximity to Randall Avenue.
- The proposal for 6-stories instead of 8-stories works in this given location.
- Not sure if stepback is necessary on Randall Avenue, with the setback of 7-feet probably appropriate if similar to the setback of the adjacent former fire station property's building.
- Any required stepback must be functional or usable and greater than 6-feet in width.
- Due to the narrowness of Randall Court, it is more important to support stepbacks.
- Building can be at a 7-foot setback to Randall Avenue; where the stepback at Randall Court needs to be functional.
- Need to be an excellent building to make exceptions to the requirement of the proposed plan.

**ACTION:**

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

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 rating for this project is 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 125 Randall Avenue**

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

General Comments:

- Another big apartment building for students. Ho hum.
- Trading height for setback is good, but setback needs to be functionally usable.
- Support flexibility for setbacks.