



Agenda Item #: 2

Project Title: 425 N Frances Street and 450 W Gilman Street - Development Adjacent to a Designated Madison Landmark (Grimm Book Bindery - 454 W Gilman Street) (District 2)

Legistar File ID #: 90011

Prepared By: Meri Rose Ekberg, Community & Cultural Resources Planner

Members: Present: Richard Arnesen, Ald. John Duncan, Edna Ely-Ledesma, Molly Harris, and Katie Kaliszewski
Excused: Jacob Morrison and Maurice Taylor

Summary

Rebecca Anderson, registering in opposition and wishing to speak
Brian Munson, registering in support and wishing to speak
Bobby Tait, registering in support and wishing to speak

Ekberg provided background information on the project.

Brian Munson and Bobby Tait, representing the applicant team, discussed updates to the plans since their informational presentation in September. Responding to staff comments, they said they were happy to work with staff to refine the garage door component. They noted that the cantilevered pool had also been reduced, pointing out that it was cantilevered entirely over their site and did not go over the property line.

Rebecca Anderson, owner of the Grimm Book Bindery, shared concerns about the proposed building blocking light and overshadowing their building, which they thought would deteriorate the book bindery. They also expressed concern about a sump pump in the parking lot that needs to be maintained and the amount of traffic the proposed building will generate.

Ely-Ledesma asked if there were windows on the side of the Grimm Book Bindery that would face the new development, and Brian Munson confirmed there were. Munson said they pulled the proposed building back to allow the windows to remain.

Kaliszewski said she appreciated this iteration of the building and thought the stepback looked nicer. She noted her previous concerns about the placement of the pool and thought it looked better. She agreed with staff comments regarding the garage bay.

Arnesen agreed with Kaliszewski's comments and added that he appreciated the project team creating actual commercial spaces on the street level.

Action

A motion was made by Arnesen, seconded by Harris, to advise the Plan Commission and Urban Design Commission that due to the side setback and substantial step back from the single-story wing of the building, the proposed work will not be so large as to adversely affect the historic character and integrity of the adjoining landmark. However, the Landmarks Commission recommends a less industrial and closed character of the exterior materials of the single-story

wing to increase the street-level activation so that it is not so visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark. The motion passed by voice vote/other.