

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 22, 2010
TITLE: 416, 420, 424 West Mifflin Street – PUD(GDP-SIP) for a 42-Unit Apartment Building. 4 th Ald. Dist. (19953)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 22, 2010	ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, John Harrington, R. Richard Wagner, Melissa Huggins, Jay Handy.

SUMMARY:

At its meeting of September 22, 2010, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) located at 416, 420 and 424 West Mifflin Street. Appearing on behalf of the project was John Bieno, representing TJK Design Build. Bieno stated this is the former site of Planned Parenthood, with a parking lot and a 2-flat that’s been converted into student housing that is leaning on the apartment building next door. They want to raze the two buildings, remove the parking lot and put in market-rate apartments of the student housing type, but not turn away the professionals that might be interested in this property. They have met with the neighborhood/steering committee, who wishes for the developer to keep the character of the neighborhood, incorporate the context that is further down on Mifflin Street (porches/gable roofs), and to keep it to 3-stories if they could. They are proposing a 4-story structure that meets with the plan the City has put forth at this location. It is a gabled roof structure, with parking underground to create a porch level, an outdoor space. The materials will be reminiscent of the projects in the area, with more masonry to make it upscale. There would be approximately 22-25 vehicle stalls, and 60-70 bicycle stalls. Comments and questions from the Commission were as follows:

- Problem with rooms with no windows or light.
- Building too massive, four-stories too much.
- I would like to see something more urban, not single-family; look at flat roofs.
- It’s not quite there yet.
- This is missing a design coherence.
- Need living spaces with exterior access, relocate service and circulation elements to the interior of the building to reconfigure units and move some of the living spaces to the exterior wall with less space devoted to circulation.
- Look at alternatives to provide for on-site infiltration.
- Provide more windows in units.
- This is an apartment block. When you look at the elevation they don’t sync up with each other. This body would approve something that is more in keeping with an apartment block.
- This reminds me of NYC tenement housing.

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 ratings for this project are 4, 4 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 416, 420, 424 West Mifflin Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	5	5
	4	3	-	-	-	4	4	4
	-	4	-	-	-	-	-	4

General Comments:

- Consider a more urban architecture.
- No.
- This is an apartment block building. The architecture needs to reflect that fact – be honest, ditch the tacked on house elements.
- Too massive if idea is to fit in as housing (single-family). Consider making apartment look like an apartment.