

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 2, 2011
TITLE: 14 South Franklin Street – PUD(SIP) for a New 2-Unit Residential Building. 6 th Ald. Dist. (21351)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 2, 2011	ID NUMBER:

Members present were: Mark Smith, Dawn O’Kroley, Richard Slayton, John Harrington, R. Richard Wagner, Melissa Huggins, Jay Handy and Henry Lufler, Jr.

SUMMARY:

At its meeting of March 2, 2011, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) located at 14 South Franklin Street. Appearing on behalf of the project were Audric Schiere, Chris Muchka, owners of the property; Lisa Delany, Courtney Erickson and Jim Skrentny, representing the First Settlement District of CNI. They are looking to renovate this building after a recent fire. They have met with the neighborhood and the neighborhood fully supports this project. They are aiming for a very high energy standard that will hopefully make it a net-zero, passive house. The Landmarks Commission has also reviewed and approved this project. They will try to use all local and sustainable projects including cedar lap siding. The old building will be completely demolished and rebuilt, with as much material recycled as possible. The vacant space in the backyard will be used for a community garden.

Comments and questions were as follows:

- The two doors that are close on the front elevation seems off balance; put doors to either side with a window in the middle for symmetry.
- I would find a way to make two porches, one for upstairs and one for downstairs on either the front or rear.
- Think about finding a way to split the entrance into two separate areas so that the upstairs tenant has a door to the porch as well as the downstairs tenant. It’s a game changer for people who live in the building.
- You have a lot of opportunities here with a fresh slate. You don’t have to worry about the confines of a single-family home.
 - All our neighbors strongly support what you see rendered here.
- I would like to see the porch be usable space. To actually give that some breadth and depth.
- With regards to placement of the doors, I like the structures to be honest about what they are. This is now a 2-unit building to embrace that; it’s got two doors, two doors or two groups of students living in there.
- Watch things like the details of your roofline, so they don’t look cheap. You’re in a historic district.

- Split doors with split walk-up or put together with a single walk-up; allow maybe one or two windows on first floor façade with view to street.
- Porch in back for second floor, more marketable.
- Move and create expanded building space, living space with porches.
- Be more creative, this is a clean slate with a new building not being a former single-family house.

ACTION:

On a motion by Slayton, seconded by Handy, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided for the following:

- Provide a native plant list to return to staff for approval.
- Consider cutting back the driveway length to reduce the amount of cars stacking beyond two.
- The applicant has the ability to make changes in response to comments made with staff approval.
- The applicant was requested to look at details of the roofline to not look cheap, look at simple details on neighboring residences and make sure that they are sufficiently detailed, not frill and show a strong enough roofline with greater dimension. As an example use miter bolt joints around windows with beefier dimensioned rake board, corner and window trim.

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 5, 6, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 14 South Franklin Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	7	-	-	-	-	8	8
	8	8	7	7	-	7	9	8
	6	6	-	-	-	6	7	6
	5	5	5	-	-	5	6	5

General Comments:

- Excellent proposal!
- Resolve the front and rear porches and front doors – split? Or together?
- Submit plant list to staff.