

February 19, 2013

Members of the Urban Design Commission:

I am taking the unusual measure of writing to you on the matter before you regarding 211 South Bedford Street. As some of you may recall, I appeared before this commission last year as part of the design team for presentation of this project. Though I am no longer affiliated with the project, I have concern over the direction that it has taken in the alternative balcony design proposed to you tonight.

I have reviewed the documents available on the City web site and believe they do an inadequate job of conveying the designs, both current and proposed. Consequently I have attached a partial rendering to this email as a reminder of what was approved last year.



The balconies are meant to achieve certain objectives:

First, that the balconies were not mere attachments to the building, but would be complimentary to the volumetric design of the adjacent forms in this building. To achieve this, the balconies were conceived of as semi-recessed tubes of space,

extending visually between floors by using a baluster design that gathers space together into a vertical volume. The railings were not thought of as just a barrier meeting minimum code requirements, and the balconies were not meant to be appendages suspended from the building.

Second, the original railing design was intended to provide the balcony occupants with views out but also with some privacy by use of the closely spaced vertical slats of the steel grating material used as the railings. This would also have the effect of lessening the visibility of the various objects placed on the balconies by occupants.

Thank you for your consideration. I understand all too well the subjective nature of architectural design and encourage you to follow your own sensibilities in this matter.

Douglas Kozel AIA
KEE Architecture, Inc.
621 Williamson Street
Madison, Wisconsin 53704

From: [Stefanie Moritz](#)

To: cliffg@eua.com ; dokroley@dorscherassociates.com ; lufler@education.wisc.edu ; jaharrin@tds.net ; district6@cityofmadison.com ; mhuggins@meriter.com ; rslayton@erdman.com ; tdmadtown@charter.net

Cc: [Pete Ostlind](#)

Sent: Tuesday, February 19, 2013 10:58 AM

Subject: comments re. item #2 on 2/20/13 UDC agenda

Subject: Proposed exterior design change to 211 S. Bedford St. apartment building (item #2 on 2/20/13 UDC agenda)

Comments:

As a member of the Bassett neighborhood steering committee which met to review this project, I am opposed to the proposed deck railing design modification which the developer intends to present at the February 20, 2013 UDC meeting.

When the project was presented to us in April of 2012, the architect stated that the material to be used for the deck railings would be ¼" galvanized steel grating spaced at 1 to 1 ½". The stated advantages were that this design would provide an "industrial" look (in keeping with Bassett's historic past as a warehouse district). Additionally, this type of railing surround would afford more privacy for residents as well as screening residents' personal belongings from the street view. Moreover, the steel would not require painting and thus would not require the ongoing maintenance of a painted metal railing. The members of the steering committee felt that, for all of these reasons, the original design was appropriate and pleasing from an aesthetic standpoint.

It is my understanding that the architect still prefers the original design, but that the developer has requested a change for reasons that are unclear (perhaps cost is a factor?) The revised design lacks all of the advantages of the original design, stated above.

Since this building is in a prominent corner location (S. Bedford and W. Doty Sts.), in a part of the Bassett district that is currently undergoing considerable residential revitalization, I think the neighborhood is deserving of a design that uses quality materials with an innovative approach, as reflected in the original deck railing design. I hope that you will not approve the requested design change.

Thank you for your consideration.

Stefanie Moritz
533 W. Main St.
Madison

From: Peter Ostlind [postlind@chartermi.net]

Sent: Monday, February 18, 2013 9:36 AM

To: Jonathan Cooper; Mike May; Maureen Miner; Jon Miner; Stef Moritz; Davy Mayer; Renae Fjeld
Accardo

Cc: Verveer, Mike

Subject: Les Orosz design modification

For the project at the corner of Bedford and Doty a request has been submitted to the UDC for this Wed. to consider a change in the railing design for the deck.

The attached file has a page with the original design and a page with the new proposed design. I confirmed with John Sutton that the change is intended for all of the decks but only the one elevation drawing has been prepared to illustrate the change.

John indicated that the change came about due to the owner's concern with using a nonstandard product for the railing. (The original material is a galvanized steel grating) The new railing is aluminum which will be painted.

When I asked John agreed that the original rail design was an integral part of the overall design and is his preference from a design standpoint. However, his client has requested this change.

Your thoughts ?

Pete

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # 25976

DATE SUBMITTED: 2/13/13

Action Requested

- Informational Presentation
- Initial Approval and/or Recommendation
- Final Approval and/or Recommendation

UDC MEETING DATE: 2/20/13

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 211 SOUTH BEDFORD STREET

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

LES OROSZ

SUTTON ARCHITECTURE

505 UNIVERSITY AVE.

MADISON WI 53703

CONTACT PERSON: JOHN W. SUTTON

Address: 104 KING STREET
MADISON WI 53703

Phone: (608) 469-2528

Fax: (608) 255-1764

E-mail address: JOHN @ SUTTONARCHITECTURE.COM

11:55 AM
CITY OF MADISON
FEB 13 2013
JMP

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)

Other MODIFICATION TO APPROVED PUD

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



1
A2.1

NORTHWEST ELEVATION AS APPROVED

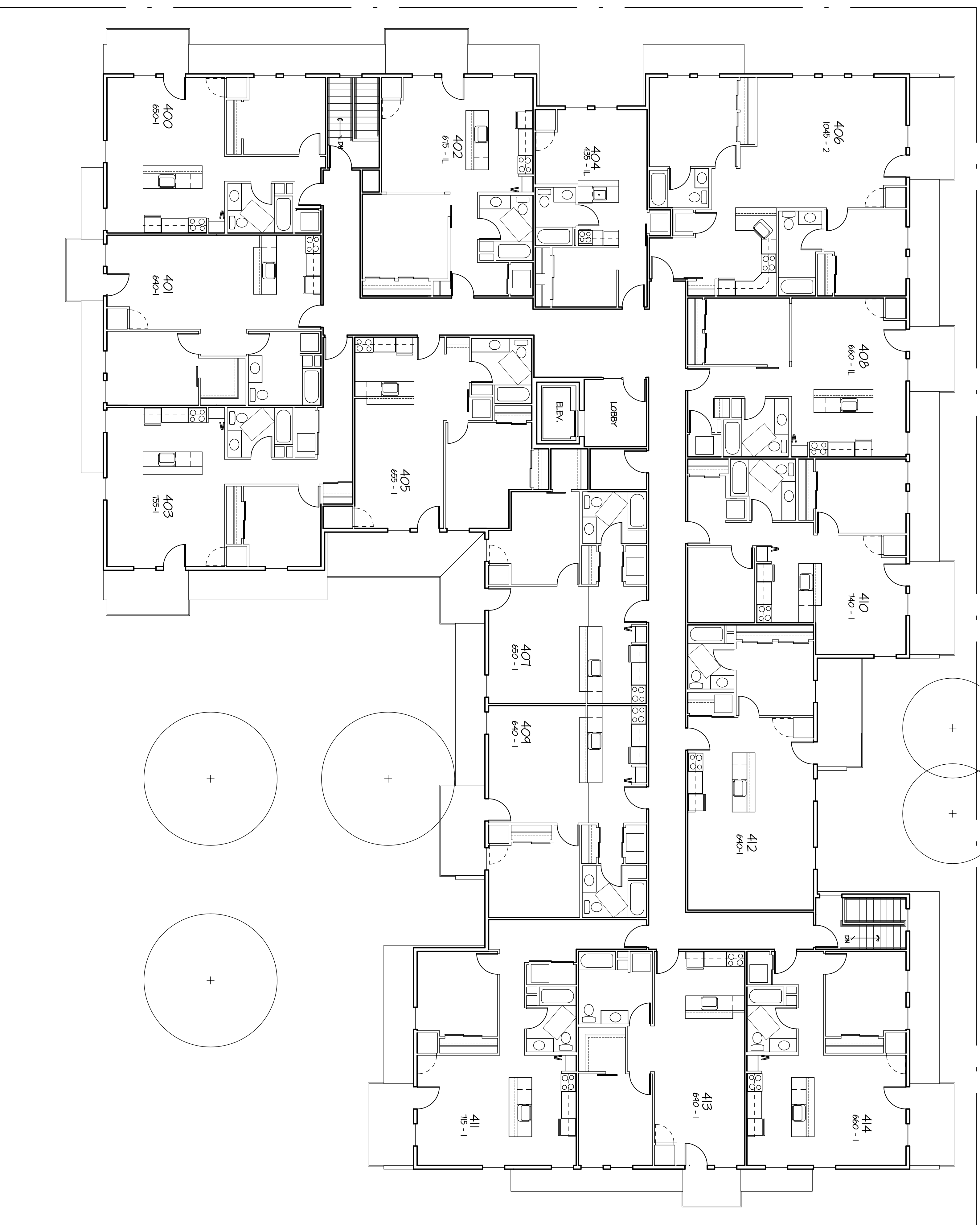
SCALE 3/16" = 1'-0"



1
A2.1

NORTHWEST ELEVATION PROPOSED CHANGE

SCALE 3/16" = 1'-0"



1. FOURTH FLOOR PLAN 11675 S.F.
 A1.5 SCALE 1/8" = 1'-0"



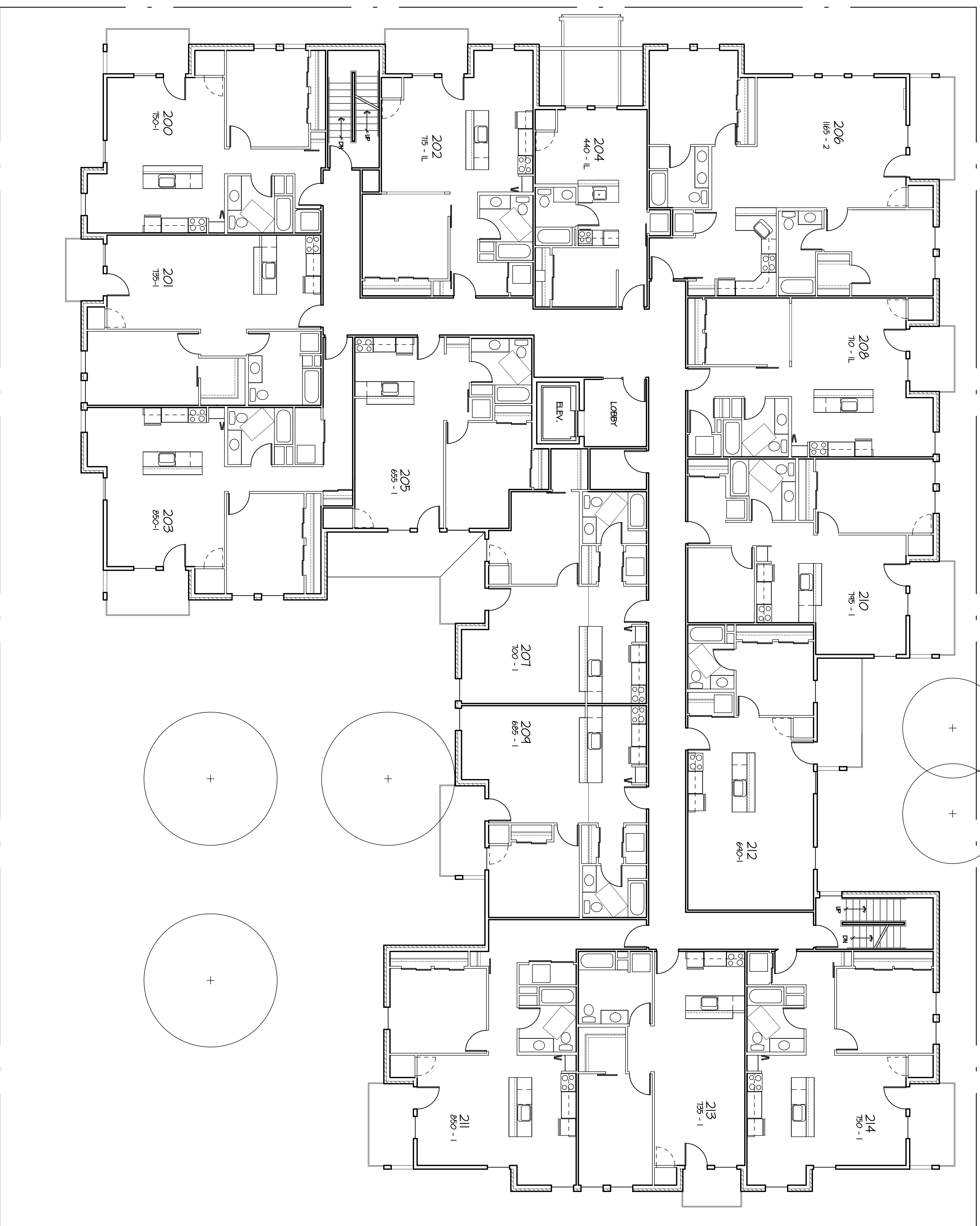
OWNER
 Les Orosz
 (608) 347-5432
 University Avenue
 Madison, Wisconsin

PROJECT
 Aspen Court
 Apartments
 211 South Bedford Street
 Madison, Wisconsin 53703

DRAWING
 4TH FLOOR PLAN

DATA
 Project # 20212
 Date 05/23/12
 Drawn by: jwa.

A1.5



1 2ND & 3RD FLOOR PLAN 12600 S.F.
 A1.4 SCALE 1/8" = 1'-0"



OWNER
 Les Orosz
 (608) 347-5432
 University Avenue
 Madison, Wisconsin

PROJECT
 Aspen Court
 Apartments
 211 South Bedford Street
 Madison, Wisconsin 53703

DRAWING
 2ND/3RD FLOOR PLAN

DATA
 Project # 20212
 Date 05.23.12
 Drawn by: JWA

A1.4