

## AGENDA # 11

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** August 22, 2007

TITLE: 430 West Dayton Street – Demolition of a House and Addition to an Existing Three-Unit Building on the Same Lot to Expand to a Five-Unit PUD(GDP-SIP). 4<sup>th</sup> Ald. Dist. (07292)

**REFERRED:**  
**REREFERRED:**  
**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

DATED: August 22, 2007      **ID NUMBER:**

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

### **SUMMARY:**

At its meeting of August 22, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a demolition and PUD(GDP-SIP) located at 430 West Dayton Street. Prior to the presentation staff noted that the site currently contains an existing 3-story building at its front containing three apartment units with a small house to its rear containing two bedrooms. The applicant proposes a phased development that provides for the creation of an apartment unit in the basement of the 3-story, 3-unit building at the front, in addition to a central laundry facility. The second phase involves the demolition of the existing house to the rear of the building in order to provide for a 3-story addition to the front building with an attached garage at the ground level and the additional unit on the upper two levels. The rear of the lot will be converted for surface parking. Staff noted a concern raised by the Zoning Administrator that the phasing of the project provides for the development of an additional unit where under the property's existing zoning would create a non-conforming use due to the lack of open space and lot area. The project as phased would provide no guarantees that the remainder of the development would occur under Phase II, the demolition of the existing house, the addition to the rear of the front building, along with the creation of a surface parking area and landscaping amenities would occur in a timely fashion. Following the comments by staff the applicant provided an overview of the plans noting his commitment to owner-occupancy of the new unit created with Phase I within the basement of the front building, and commitment to follow-through with the phasing of development to occur with the second phase. Following his presentation the Commission noted the following:

- Consider modifying the concept of the proposal to provide for the raising of the building at the rear and its replacement with a carriage house type structure as found along Williamson Street with parking provided on the ground level, as well as turn around space. Also consider leaving the existing structure intact in combination with creating the carriage house.
- Current proposal should have a marked change between the existing and new; stay away from beiges and light tones.
- Encourage use of porous paving as an option within the surface parking area.
- Consider the development of a granny flat which honors the integrity of the front house.

- Need to provide context for the whole block in regards to the project as proposed. Need to provide a location map.
- Existing balcony at the front of the 3-story apartment building should be modified to eliminate the extended supports of the third floor balcony's understructure which obstructs the view from the underlying 1<sup>st</sup> and 2<sup>nd</sup> floor balconies/porches.
- Keep asphalt from going all the way to the property lines and consider alternatives to lawns.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission. Following the presentation the applicant was encouraged to rethink his proposal for why further development of a coach house type unit at the rear of the existing 3-story apartment building that provides for enclosed parking, a turnaround space for vehicles, in addition to minimizing impervious area and utilizing alternatives to the creation of lawn areas.

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 2, 3, 4, 4/5 and 5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 430 West Dayton Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	4	5	-	-	5	4	4
	3	3	0	-	-	1	1	2
	5	5	5	-	-	-	6	5
	-	4/5	-	-	-	-	-	4/5
	5	3	1	2	-	5	5	3

General Comments:

- Reconsider proposal per our comments.
- Carriage house in rear of yard would be a lot nicer than the addition that is proposed.
- Coach house flat/granny flat would be far preferable.
- Granny flat! Context map next time.
- Rebuild single-family. Addition makes building massing non-descript. Look at carriage house concept.
- Site concept needs reconsideration. Bring on the coach house! Kudos to applicant for being willing to live there and invest.