

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 12, 2008
TITLE: 451 West Wilson Street & 315 South Bassett Street – PUD-GDP-SIP for a 40-Unit Apartment Building. 4 th Ald. Dist. (07751)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 12, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski, Marsha Rummel, Bonnie Cosgrove, Jay Ferm, Richard Slayton, Bruce Woods and Richard Wagner.

SUMMARY:

At its meeting of March 12, 2008, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD-GDP-SIP for a 40-unit apartment building located at 451 West Wilson Street and 315 South Bassett Street. Appearing on behalf of the project were Bruce Simonson, Lance McGrath and Aaron Williams, all representing McGrath Associates; Christopher Thiel, representing SAA; Jonathan Cooper, representing the Bassett Neighborhood Lake Park Apartment Homes Steering Committee; and Phillip Marshall, Edna Wetternauch, Jan Sweet, Rosemary Lee and Roger (Jack) Hagen. McGrath and Simonson provided a review of the modified building plans and elevations, including site plan details, emphasizing the following:

- There are four levels over two levels of parking proposed with the structure with 49 lower level parking stalls provided.
- The building's architecture features a stepback at the fourth story to mimic and complement the 3-story height of the adjacent Dowling building.
- Issues with grades and encroachments into the adjacent City right-of-way along Bassett Street prevent the creation of an entry along that street frontage.
- Balconies provided on rear to take advantage of lake view as well as balconies provided along sides parallel to the adjacent Dowling building and overhanging adjacent Bassett Street right-of-way.
- Windows have been provided on the parking garage levels off of the rear and lake elevations to allow for natural light.
- Thiel provided an overview of the location of bike racks in front of the building details, on the accessible entrance between the building's side and adjacent Dowling building, as well as details of the seating area and steps at the front along the property's West Wilson Street frontage, including a landscaped plan overview. He further emphasized the screening along the north side of the building adjacent to the Dowling structure, a trellis system with landscaping at the lower level abutting the property's park frontage, and provisions to provide for stormwater detention, as well as infiltration on site. He noted the preservation of an existing black walnut at the front of the building.

Following the presentation Jonathan Cooper representing the Bassett Neighborhood Lake Park Apartment Homes Steering Committee, Phillip Marshall, Edna Wetternauch and Rosemary Lee spoke in favor of the

project. Roger Hagen spoke in opposition noting issues with the building being too large, project too dense, too much congestion in an already compact congested area. Jan Sweet spoke in opposition referencing a report/site analysis distributed to the Commission noting sustainability issues, traffic impacts, density of the development, excessive levels of parking and the lack of quality materials for the structure, as well as other issues. Lee noted the need for this type of housing downtown in support for the infill project. Cooper spoke in support noted that there is no consensus from the steering committee relevant to the project and concerns with balconies next to the Dowling property potential for negative impacts, as well as agreement on the potential impact of density in regards to traffic issues on a dead end street, including the loss of on-street parking from a proposed loading zone. Following the hearing the Commission noted the following:

- Provide for considerations of a green roof.
- Concern with HVAC compressors not addressed with the plan impacting landscaping.
- Like idea of project and density but a big building for a site, no room for things like compressors.
- Aesthetically appears as two buildings mashed together, one or other style could stand alone.
- Encourage to look at reducing parking with balconies to be a minimum of 5-feet wide.
- Look at moving stair/elevator toward front to emphasize front entry and eliminate the proposed side entry.
- Like project, don't mind two buildings but penthouse level a bit tall, going too far, a bit too complicated.
- Architecture looks busy, diminishes importance of the Dowling building.
- Look at other alternatives besides the trellis, for example, cables with something more modern; more elegant for the rear of the building.
- Issue with EIFS and metal siding; returns and jointing of EIFS should be more pronounced; deep as possible.
- Like terracing effect along Bassett Street, gives rhythm at the street but need to activate street more utilizing benches.
- Structure roof to allow for a green roof.
- Use textured ground cover under walnut to discourage cut-throughs.
- Balcony at Bassett corner of the building on the first level needs stronger landscape treatment.
- Add a third beech along the north side.
- Use Kentucky coffee tree along South Bassett Street.
- Species in rear don't relate to the rain garden function and align plantings with building.
- Add clematis for color on the rear trellis.
- Remove the three platform element on the front upper façade parapet/elevation.
- Emphasize main entry as accessible entry with complementary features.
- Activate Bassett and rear elevation as much as possible.
- The post rack in front of parking area does not meet code.
- Consider the use of structured bike parking for some percent of its allocation.
- Seeing this building already in other areas of the City; architecture needs tweaking, duplicates too much.
- Try to tighten up radii on corner on the Bassett corner.
- Make building into coherent parts rather than strips with EIFS and metal materials, too active, make middle relate, EIFS/metal and bookend brick on ends

ACTION:

On a motion by Wagner, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-1) with Rummel voting no. The motion required address

of the above stated concerns, in addition to revisions to the plan in terms of the parapet relationship with the penthouse, the compressor issue defined and resolved.

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, 6, 6, 7, 7, 7, and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 451 West Wilson Street & 315 South Bassett Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	6	-	-	6	6	6
	6	7	6	-	-	6	7	6
	5	5	7	7	-	8	8	7
	6	6.5	6	-	-	6	7	7
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	5
	7	7	8	6	-	8	9	7

General Comments:

- Add benches along Bassett. Provide visual screen at “low” balcony (plantings).
- Building really fills up site. This makes it incumbent to make host of available public space. Beautiful front entry. Really makes the corner. Two buildings in work doesn’t work. Choose one.
- Overall, a good project. Consider options for additional stormwater storage.
- Density OK. Massing OK. Height and concept OK. Architecture needs work though. Simplify and clarify.
- Too massive for lot. Address materials to minimize “stripes.” Appreciate attention to historic Dowling building.
- Really fine project. Just a few tweaks to work out. Corner element use – auditorium? To shift actuate corner.