

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** January 6, 2010

TITLE: 1208, 1212, 1214 Spring Street - PUD  
(GDP-SIP) 8th Ald. Dist. (16968)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

DATED: January 6, 2010

**ID NUMBER:**

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Members present were: Bruce Woods, R. Richard Wagner, Marsha Rummel, John Harrington, Jay Ferm, Todd Barnett and Mark Smith.

### **SUMMARY:**

At its meeting of January 6, 2010, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) for a residential development. Appearing on behalf of the project were Christopher Gosch, representing Gebhardt Development, Otto Gebhardt, and Joey Bunbury, representing Otto Gebhardt III. The project is located within the Regent South Campus Neighborhood Plan Area. The plan supports residential development at 8 height and stories or 116 feet, whichever is less. The plans notes “although different floor heights are permissible, buildings may not exceed the maximum number of stories or height in feet (whichever is less)”. Comments by staff on the project’s consistency with the adapted plan note an issue with the total number of stories proposed at 10, inconsistent with the provisions of the adopted plan which supports 8-stories, although the building height will be at the maximum of 116 feet. Staff further noted a potential issue with the inclusion of a courtyard which partially is located within the required 10 foot setback along Spring Street. Following the presentation by Gosch and testimony by the property’s owner, Otto Gebhardt, relevant to the project, the Commission noted the following:

- Applicable plan elements need to go back to the Common Council to amend the plan if the project is maintained as proposed where the project needs to be modified to be consistent with the provisions of the adopted plan.
- The building is cool and interesting but needs to provide full context with adjacent existing development within the area.
- Firm up data to support the level of parking proposed.
- Question the appropriateness of the development approximately to the UW Biofuels Plant expansion.
- Consider balconies.

### **ACTION:**

Since this was an informational presentation, no formal action was taken.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1208, 1212, 1214 Spring Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	Info
	-	-	-	-	-	-	-	Info
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	Info

General Comments:

- 8 stories maximum. Look at locating all parking in Spring Street units.
- Do not meet neighborhood plan in terms of height.
- Great start.