

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 16, 2017

TITLE: 130 East Gilman Street – PD, Conversion of the Former Governor’s Mansion/Executive Residence to an 8-Room Hotel with Event Space and Café. 2nd Ald. Dist. (47494)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: August 16, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroy, Amanda Hall, Cliff Goodhart, Rafeeq Asad, Lois Braun-Oddo, Michael Rosenblum, John Harrington and Tom DeChant.

SUMMARY:

At its meeting of August 16, 2017, the Urban Design Commission **GRANTED FINAL APROVAL** of the conversion of the former Governor’s mansion/executive residence to an 8-room hotel with event space and café located at 130 East Gilman Street. Appearing on behalf of the project were Robert Klebba and David Waugh. Klebba asked the Commission to weigh in on the appearance of the accessible walk on the southwest part of the building and how it joins up with the existing porch. He noted that protecting the sandstone foundation of the building from the berm they are building for the accessible walk is being worked on with their landscape contractors. He will also be working with Amy Scanlon, Preservation Planner and Jen Davel at the Wisconsin State Historical Society on how the retaining wall that will rise along that ramp and turn in along the southeast wall of the porch will meet with the concrete walk. In terms of how the parking layout interfaces with the building, there is concern about whether the front-most parking space is in the front plane of the building. There is sufficient space between the walk and the parking stall for landscaping. The loss of the Siberian Elm tree is not going to be significant to the property. The colors of the building will remain unchanged.

Comments and questions from the Commission were as follows:

- The stall being forward of the building – if that were designated as your accessible stall with the likelihood of that being open space, that would satisfy the need to not have a car forward of the property.
 - We lined up the accessible stall with the entrance to the ramp across.
- The aisle wouldn’t change, it’s just which stall is accessible. It might be open most of the time then.
 - That’s true, we could put the accessible stall at the front stall, yes.
- And keep your walk as you have it.
 - My question then is if that first stall were open and the second was the accessible stall, wouldn’t you want to have more space there, because you have five feet next to the accessible stall. You’re saying have those five feet in front, use that as an open space?
- Yes.

- My only concern is it looks like you'd have an easier time backing out from that second stall than the first one. It seems like too hard of a turn; I would think you'd want to give them more space to turn back.
- Has Traffic Engineering looked at this?
 - They do review this in the land use application. I've not seen a staff report from Traffic Engineering.
- I don't know if they're going to be OK with you backing into a 10-foot aisle.
- I agree with you. They like 20-foot drive aisles.
 - I did go to the DAT meeting and raise that issue. The response from Traffic Engineering is that there would have to be a variance.
- But you could try to argue the historic nature of the property to avoid excess paving.
- You've shown two retaining walls, what are the materials?
 - Sandstone colored concrete interlocking block.

ACTION:

On a motion by Braun-Oddo, seconded by Goodhart, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0).

DRAFT

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION
TITLE: 130 E Gilman - Exterior Alteration to a Designated Landmark in the Mansion Hill Hist. Dist.; 2nd Ald. Dist.

PRESENTED: 14 August 2017

REFERRED:

REREFERRED:

REPORTED BACK:

CONTACT: Robert Klebba

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 21 August 2017

ID NUMBER: 47422

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair, David WJ McLean, Marsha A. Rummel, Richard Arnesen, Lon Hill, and Katie Kaliszewski.

SUMMARY:

*Robert Klebba, registering in support and wishing to speak.
Franny Ingebritson, registering in support and wishing to speak.*

The Applicant revisited the informational presentation from the June 5th Landmarks Commission meeting and gave a brief overview of the proposal. The Applicant would like to convert the structure into a hotel.

The porch floor will be raised 8" so that it is level with the threshold of the first floor level.

Staff indicated that Jennifer the Wisconsin Historical Society staff would prefer that the Applicant not construct a railing along the required ramp. The Applicant would like to use a wooden structure as a ramp. The proposed version that runs along the side of the house on an earthen berm would be the least obtrusive option.

Hill asked for clarification about the berm. Per the Applicant, there will be a membrane up against the existing sandstone foundation that will slope away from the house. Then there will be an impermeable membrane to keep moisture off the sidewalk and to protect the sandstone.

Ingebritson voiced her support for the project on behalf of the Mansion Hill Steering Committee.

Staff indicated that the parking issue has been mostly resolved, but would request the Commission's input regarding it.

McLean asked if parking was being added on the southwest end of the structure. The Applicant indicated that there are two now, but there will be a total of five with the proposal on the Southwest. Arnesen and McLean are satisfied with the changes.

ACTION:

A motion was made by Andrzejewski and seconded by Kaliszewski to approve the request for the Certificate of Appropriateness with the stipulation that the applicant work with Staff on final details. The motion passed on a voice vote.