

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 2, 2015

TITLE: 1313 Regent Street – New Development Involving Deconstruction and Selective Demolition Resulting in a Repurposed Multi-Tenant Building with a Brew Pub and 26 Apartment Units with Underground Parking. 13th Ald. Dist. (39876)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 2, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Tom DeChant, Lois Braun-Oddo, Cliff Goodhart, Michael Rosenblum, John Harrington and Sheri Carter.

SUMMARY:

At its meeting of September 2, 2015, the Urban Design Commission made an advisory recommendation to the Plan Commission for new development located at 1313 Regent Street. Appearing on behalf of the project were John Bieno and Rod Ripley.

Jay Wendt, Principal Planner discussed the project and asked the Commission to focus on conditional use standard number 9 in making the requested advisory recommendation at the request of Planning staff. The neighborhood plans suggest 3-stories along Bowen Court; the problem is Bowen Court is it's a 30-foot right-of-way and is very narrow. Key issues include plan consistency and massing, building materials, open space and balconies (are we fitting too much on the site?), is the rain garden a successful use of open space, detailing, doors facing the street, access to the trash room and brick infill areas.

Bieno noted conflicts between the Zoning Code, the neighborhood plans and what the neighborhood actually wants. The existing billboards at Foreign Car Specialists necessitates that there are two lots, which in turn causes the need for a certified survey map. The billboards' contract will expire in approximately seven years. The automobile facility will be turned into a brew pub with banquet facilities at one end. A small outdoor seating area is proposed but would not be used for football Saturdays. Building materials include masonry, corrugated metal, hardiplank siding in a light buff color and brick or burnished block. The trash enclosure has a 6' x 8' overhead roll-up door which could be changed to a swing door and can change color. The brick infill areas could be substituted with windows, but would require security measures as this is predominantly a student area. The doors facing the street will have transoms and windows to look more like a front door aesthetic at the top of the walkways. There is an infiltration basin for roof water run-off. Other buildings along Bowen Court range from roughly 6-feet to this proposed 10-foot setback. Mechanical vents have been pulled out from facing Bowen Court.

The Commission noted a problem with the composition of the packets, where some had plans for the brew pub only versus the residential building only, but not both sets of plans.

Comments and questions from the Commission were as follows:

- The open space on the residential development lot appears to be crowded out by the development on the brew pub lot.
- Look at burnished block versus split faced block.
- Discussion on woven wire trellis versus stainless steel noted a preference for the latter.
- On the issue of infill windows, a preference for real light (windows) was noted.
- Your loft space, how is that accessed from the inside? Can they access the roof?
 - No they cannot access the roof.
 - Student areas cause operational issues.
- I'm not too enamored with the site plan. You're crowding a lot of stuff in here. The rain garden is not functional with the shading that will occur. I also don't know if you're going to have open access behind the brew pub, what will happen to that rain garden over time.
- I'm concerned about the parking on the west side shoved against the residential building.
 - It has been expressed by the neighborhood that we don't have enough parking.
- Too much on site plan, crowding too on plan with the residential development versus the brew pub.
- Have you looked at narrowing it down and bringing it closer to that building? To give it a more meaningful greenspace on the east side.
 - I can't say that we've looked at jogging the property, but we've looked at different orientations.
- It might help you segregate the two outdoor uses.
 - There is a 20-foot setback and a 20-foot setback requirement, so if we jogged it we'd be in violation of our setback requirements.
- A masonry building with wood rafter balconies does not work.
- Cut back on the zig-zag parking for the brew pub; park on the street as an option.
- Something's got to give between the two uses, parking, greenspace, building size/footprint, etc.
- Look at jogging the property line to give more space between the two uses.

ACTION:

On a motion by Carter, seconded by DeChant, the Urban Design Commission recommended the above comments and the following as an advisory recommendation to the Plan Commission:

- The lot needs to be larger or the building needs to be smaller.
- Consideration/elimination of parking for both residential and the brew pub.
- Reconfiguration of the lot to allow more space for the residential
- Walpacks cannot face the street

The motion passed on a vote of (6-0).

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1313 Regent Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings								

General Comments:

- Too much on two small lots.