

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 3, 2010
TITLE: 430-432 West Dayton Street – PUD(SIP) – Demolish Existing Structure and Construct a 2-Unit Apartment. 4 th Ald. Dist. (16823)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: March 3, 2010	ID NUMBER:

Members present were: Mark Smith, Dawn Weber, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington and Richard Wagner.

SUMMARY:

At its meeting of March 3, 2010, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(SIP) located at 430-432 West Dayton Street. Matt Aro gave an overview of changes to the project. He stated that the garage now accommodates a single car, there is more bike parking, the laundry is in a separate room, the balcony issue has been addressed, the impervious surface area has been reduced and they will look at types of permeable paving material to bring back during final approval, and a small canopy has been added above the entry. He stated that the bedrooms are approximately 100 to 120 square feet.

A memo from Zoning Administrator, Matt Tucker, was distributed stating that he has determined this to be an accessory structure. Tucker stated that Zoning staff has some concerns about the quality of the living space and they will forward those to the Plan Commission.

The Commission discussed the adequacy of maneuvering space for a car exiting the garage, and Planning staff's desire for a gable roof so that it relates better to the primary structure on the lot.

ACTION:

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-0). The motion passed with the following condition:

1. Concern be passed on to the Plan Commission about whether this type of housing with small bedrooms and non-traditional arrangement of units is an appropriate type of housing that the City should be approving.

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, 5.5, 6, 6 and 6.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 430-432 West Dayton Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	7.5	6	4.5	-	5	6	6.5
	5	5	4	-	-	5	6	5
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	6
	5	6	5	-	-	5	6	5.5

General Comments:

- Concern for bedroom sizes, although outside of our purview. “Flat” roof scheme more dynamic.
- Study turning radii and space requirement of auto back-up and access around corner of main structures.
- Bedrooms are far too small – clever small scale urban infill is a good idea.