

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> October 4, 2006
TITLE: 301 South Ingersoll Street – PUD(GDP-SIP), Two Buildings/51-Units. 2 <sup>nd</sup> Ald. Dist. (04091)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: October 4, 2006	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Chair; Todd Barnett, Bruce Woods, Cathleen Feland, and Ald. Noel Radomski.

### **SUMMARY:**

At its meeting of October 4, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for two buildings with a total of 76-units located at Ingersoll and East Wilson Streets. Appearing on behalf of the project were Randy Bruce, architect, Rich Arnesen and Helen Bradbury of Stone House Development, and Ald. Judy K. Olson. Prior to the presentation, Bruce noted to the Commission that the project had been modified following its previous initial approval by the Commission; therefore, initial approval of the modified proposal was now requested. Bruce noted that the modifications were the outcome of substantial discussions with the Marquette Neighborhood Association relevant to elements of the previously proposed project, provided for a departure from the previously proposed three interconnected buildings with a total of 72 units. The proposal now consists of two interconnected buildings, one 4-stories in height containing 52-units, with the other 3-stories in height containing 24-units. The modifications also involve the elimination of a northerly surface parking lot, combined with the creation of additional lower level structured parking beneath both buildings under shared open space/rooftop deck of the structured parking, along with the elimination of pitched roofs in favor of flat roofs. A major feature of the units facing both street sides of the buildings; provide that they are all 3-story townhouses with porches and stoops connected to the street. Following the presentation, the Commission noted the following:

- Consider flattening out the rear open space to make it more usable, in addition to consideration for terracing.
- Like scale and density, as well as architecture, orientation of the building to the street; the flat roof is much more appropriate. Also stoops to the street. Place more of an emphasis on color of the fourth story; currently too light and transparent.
- The fourth floor needs to be integrated into the overall structures; appears to separate it.

### **ACTION:**

On a motion by Feland, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required address of the above stated comments.

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 7, 7, 7, 8, 8 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: Ingersoll & East Wilson Streets**

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

General Comments:

- Nice fit into existing neighborhood and good precedent for new building along Wilson Street.
- Need more usable open space. Fourth floor façade needs to better relate to floors below.
- Level play area at rear? Retail would be nice?
- Appropriate massing and style. Fourth floor needs some accenting.