

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** April 7, 2010

TITLE: 115 & 117 South Bassett Street –
Modifications to a Previously Approved
PUD(GDP-SIP) for the Conversion of a
Single-Family Home into a Three-Unit and
a Two-Unit into a Four-Unit Building. 4th
Ald. Dist. (14911) **REFERRED:**
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: April 7, 2010 **ID NUMBER:**

Members present were: Bruce Woods, Richard Slayton, Dawn O’Kroley, Todd Barnett, John Harrington, Jay Ferm, Marsha Rummel, Richard Wagner, Mark Smith and Ron Luskin.

SUMMARY:

At its meeting of April 7, 2010, the Urban Design Commission **GRANTED FINAL APPROVAL** of modifications to a PUD(GDP-SIP) located at 115 and 117 South Bassett Street. Appearing on behalf of the project were Christopher Thiel, representing Aro Eberle Architects; and Matt Aro, representing Brandon Cook. As an introduction to this item, staff noted that the project as previously approved by the Urban Design Commission had provided for the development of a 6-unit apartment building at the rear of the existing residential buildings on the combined site. Subsequent consideration of the project by the Plan Commission at its meeting of December 14, 2009 provided that the project as approved was without the proposed 6-unit apartment building. It is the applicant’s desire to proceed with the development of the rear portion of the property to facilitate its use as a combination of open space and parking, which provides for the demolition of an existing three-car garage structure. The project still maintains for the renovation of the structures at 115 and 117 South Bassett Street at the front of the combined lots, but will provide for the development of a 6-stall surface parking lot, combined with shared open space for use by the tenants of the two existing residential buildings on the site. A review of the modified plans by Aro and Thiel noted that the rear of the site will be developed for open space, along with four surface parking stalls plus an accessible stall, including provisions for moped and bike parking. Following a review of the plans the Commission noted the following:

- Move parking two-feet toward the existing buildings to give existing the “Musclewood” tree a chance to grow.
- Provide more exterior bike parking stalls which need to be configured to meet the provisions of the Zoning Code.

ACTION:

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-2) with Wagner and Luskin voting no. The motion

required that the bike stalls be configured to meet Zoning Code requirements, that Redbud or other small trees be integrated within the overall site plan, and that the parking area moved forward 2-feet to provide additional growing space for the existing "Musclewood." The motion also noted the loss of housing associated with the project as infill development.

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 4, 5, 5, 5 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 115 & 117 South Bassett Street

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

General Comments:

- Bummer on lost building.