

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** August 8, 2012

TITLE: 1321 Everett Street – Demolition and New
Construction of Two Mini-Warehouse
Buildings in UDD No. 4. 12th Ald. Dist.
(27134) **REFERRED:**
REREFERRED:

REPORTED BACK:

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

DATED: August 8, 2012 **ID NUMBER:**

Members present were: Richard Wagner, Marsha Rummel, Dawn O’Kroley, Richard Slayton, Tom DeChant, Henry Lufler, Melissa Huggins, John Harrington and Cliff Goodhart.

SUMMARY:

At its meeting of August 8, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of the demolition and new construction of two mini-warehouse buildings located at 1321 Everett Street. Appearing on behalf of the project were Matthew Tills, architect; Lisa Pearson and Carol Hermansen, representing Hermansen Real Estate. Tills presented the plans for demolition of a single-family home, the rezoning from C3 to M1 and ultimately the construction of two mini-storage units in the same character as some of the adjacent properties. The project has the support of the area Alder, as well as the neighborhood. The existing single-family home on the property has been vacant for three years and is in a dilapidated state. The combination of the two sites and the rezoning is in response to an existing tenant (a landscape construction company) which is currently in violation of the current C3 zoning. The mini-storage units will be single-story and will be in character with other units nearby. The existing easement was the result of a clerical error and will soon be resolved. Site drainage issues as a result of the property to the north draining through the site are being addressed by working with the City to extend the storm sewer through the new 10-foot easement over the west side, allowing them to locate new drainage on the west side. The existing metal halide will remain. Pearson spoke to the landscape plan for this limited site. In the transition between the cul-de-sac and the new units they have added a Sugar Maple tree for screening, seasonal interest flowering shrubs and decorative mulch. Harrington suggested a different species of tree due to the use of gravel. City Engineering requested that they do not plant at the swale. They are proposing to add a new wider driveway entry, with a 30-foot strip as more of an access drive.

ACTION:

On a motion by Huggins, seconded by Lufler, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0) and noted consistency with the provisions of UDD No. 4.

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, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1321 Everett Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	5	5	-	-	-	-	5
	-	-	6	-	-	-	-	6
	6	5	6	6	-	-	8	6
	-	-	5	-	-	5	-	6
	-	-	5	-	-	-	-	5

General Comments:

- Overall improvement.
- Very complete presentation for an uncelebrated project.
- There is no design.