

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 11, 2018

TITLE: 827 East Gorham Street – Relocation of Two Buildings from 725 and 737 East Johnson Street. 2nd Ald. Dist. (50395)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: April 11, 2018

ID NUMBER: 50395

Members present were: Richard Wagner, Chair; Tom DeChant, John Harrington, Cliff Goodhart, Lois Braun-Oddo, Rafeeq Asad, and Dawn O’Kroley.

SUMMARY:

At its meeting of April 11, 2018, the Urban Design Commission **GRANTED FINAL APPROVAL** for the relocation of two buildings from 725 and 737 East Johnson Street. Appearing on behalf of the project was Thomas Miller, representing 700 East, LLC. Registered in support and available to answer questions were Melissa Huggins, Evelyn Freimann, and Pat McCabe, all representing 700 East, LLC. Registered and speaking in opposition were David Waugh, Robert Klebba and Patrick Heck, representing the Tenney-Lapham Neighborhood Association. The applicant presented the receiver site for the two homes discussed for the project at 717-753 East Johnson Street to a 66-foot wide lot. The two buildings to be moved at the narrowest at 20 and 24-feet wide. Of the 11 buildings on the block, these two would have the least amount of impact on the tree canopy along Livingston and Gorham Streets. A review of the existing lot shows an easement on the west side, with one existing tree in the right-of-way needing to be removed. The 6-foot side yard setback on the east side of the receiver site meets zoning and shows a 5-foot separation between buildings, where they are closer than 5-feet apart in their current location. There will be no upward lighting with all proposed fixtures to be mounted on the building. They did not present a survey of the entire block.

David Waugh registered in opposition, but would not oppose it because he does believe that putting two rental units on this block is compatible. His issue was moving them from where they were. This was a lot where we could have some great modern architecture, it seemed like a waste of resources. But these could be torn down in the future.

Bob Klebba echoed the comments of David Waugh.

Comments and questions from the Commission were as follows:

- Why are we reviewing this? These are single-family buildings, this is a single-family neighborhood. Are you proposing not to respect the setbacks of the underlying zoning?

- (Secretary) Because this is a “residential building complex,” it’s more than one residential building on a single lot. Staff recommends approval but it does require UDC approval.
- The other critical dimension is the setbacks from the street that you’re aligning with, is to the mass of the building for a porch or smaller appendage, the dominant mass should be respected.
 - There’s a fairly consistent setback line along the block.
- Porch or dominant façade. Is it the 2-story gable end or is it a one-story porch? The plans don’t discern that.
 - These images show the actual buildings in their current condition. The primary elevation was once a series of two stacked porches is now the primary solid elevation of that building. It’s not the gable roof element but it reads as the primary façade of the building.
- The critical question is what are the neighboring façades?
- The backyard gravel parking lot is an issue. That would have to be brought up to code.

ACTION:

On a motion by Braun-Oddo, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-1) with O’Kroley voting no.