

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 5, 2006
TITLE: 451 and 453 West Washington Avenue – PUD(GDP-SIP), Mixed-Use Project. 4 th Ald. Dist. (03303)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: April 5, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lisa Geer, Cathleen Feland, Jack Williams, Bruce Woods, Michael Barrett, Todd Barnett, Robert March and Lou Host-Jablonski.

SUMMARY:

At its meeting of April 5, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP), mixed-use project located at 451 and 453 West Washington Avenue. Appearing on behalf of the project were Mark Schmidt, architect, Jeff Holm, Rosemary Lee, Peter Ostlind, and Navin Jarugumilli. The properties currently contain two 2-bedroom units and three units (consisting of two 2-bedroom and one 4-bedroom unit). It is proposed to combine both properties to convert the first floor of both buildings into a restaurant, along with constructing additions between the buildings to provide for the restaurant, as well as a bakery and potentially other types of retail within the lower level. The second and/or third stories of the buildings will be maintained in residential use to provide for a combined 4-units, including additional ingress and egress areas and structured outdoor space. Staff noted to the Commission that the project recently evolved to be a Planned Unit Development based on land use issues; where the use of a PUD required a finding on the design elements of the project. Staff also noted that the applicant's statements relevant to obtaining the use of off-premise parking to facilitate the operation of the first floor of the restaurant and bakery would require other approvals outside of the proposed PUD. Peter Ostlind, representing the Bassett Neighborhood Steering Committee spoke in favor of the project but noted that the project had not received any formal consideration by the neighborhood association and had not yet been submitted for formal review. He felt that the café at the sidewalk grade was still an issue, as well as the proposed retaining wall at the sidewalk. Ostlind emphasized that contacts relevant the project emphasized the maintenance of the character of the buildings within their current setting and minimization of any commercial appearance. Rosemary Lee also spoke in favor of the project and its impact on providing some necessary services for area residents. Following the presentation, the Commission noted the following:

- Concept of project is exciting and good in providing for the maintenance and preservation of the existing structures on the site.
- The adaptive reuse of both properties maintains the existing character and feel of both structures.
- Consult with Kitty Rankin, Preservation Planner to suggest appropriate porch and railing details, in addition to sill and casing details.
- Reexamine and provide hard siding material along the café side of the building, not vinyl or aluminum; look at hardiplank.

- Provide an alternative to the proposed use of welded pipe rail around the outdoor café level.
- Relative to the pipe railing around the café, need to be far enough apart not to be a danger.
- The vinyl and/or aluminum siding a maintenance issue in the seating area, look at alternatives.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no action was taken by the Commission.

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, 6, 7, 8, 8 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 451 and 453 West Washington Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	7	7	-	-	-	7	8	7
	8	7	6	-	-	-	9	8
	-	-	-	-	-	-	-	-
	6	8	-	-	-	-	9	8
	-	9	-	-	8	8	9	9
	6	7	5	-	-	7	7	6
	5	5	4	-	5	5	4	5

General Comments:

- Great but really focus on period details and use fiber cement siding.
- Really very interesting concept. Hope the owner can make it work economically – cool addition to the neighborhood. Must not use vinyl or aluminum siding.
- Will be good to improve the appearance of this prominent corner, but no vinyl siding.
- Appreciate the architectural and residential character proposed which complements the neighborhood context. Like the use of pavers which allow for infiltration. The 1’ spacing of the spindles of the patio fence may be a hazard for children.
- A wonderful concept – details will be important.
- Nice adaptive reuse. Research historic photos for railing and porch details.
- Full vision glazing for all windows.