

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** May 26, 2021

**TITLE:** 216 S. Hamilton Street - New  
Development in UMX Zoning. 4th Ald.  
Dist. (64509)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

**DATED:** May 26, 2021

**ID NUMBER:**

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Members present were: Cliff Goodhart, Chair; Tom DeChant, Lois Braun-Oddo, Rafeeq Asad, Shane Bernau, Craig Weisensel, Russell Knudson, Christian Harper, Christian Albouras and Jessica Klehr.

**SUMMARY:**

At its meeting of May 26, 2021, the Urban Design Commission **GRANTED INITIAL/FINAL APPROVAL** of new development in UMX zoning located at 216 S. Hamilton Street. Registered and speaking in support was Christopher Gosch, representing Populance, LLC. Registered in support and available to answer questions was Jason Iverson. Registered in support but not wishing to speak was Jonathan Cooper, representing the Bassett District of Capitol Neighborhoods.

The project proposes four-unit live-work building, owner-occupied with a small subscription restaurant space of 200 square feet. Updates include address of material terminations, roof access (people have expressed more interest in solar for car charging than usable outdoor space), and updates to the bamboo species to something more hardy. This will go to the Plan Commission for demolition of the existing building, but is otherwise compliant with UMX zoning. They extended the entry towards the Capitol to better define it, and the wood bands terminate about 2” above the concrete. The roof accent bands now come down into the entry of the proposed restaurant space. The alley has a small modification for more landscaping with a 3-foot setback to define the two live-work units there while making a natural point to split up the materials. Building materials include insulated metal panels, storefront glass for the window systems, an accent band in vibrant Lucabond, and all concealed fasteners for a simple clean palette.

The Commission discussed the following:

- I like the project very much. Is there an opportunity to find a home for bike parking that’s visible from the street, in particular along that south edge? Anyone coming for commercial purposes could find a home without navigating to the back parking area.
  - That’s a great point, that’s certainly something we could look at, there is also opportunity near the commercial spot.
- You changed the bamboo species but I’m still confused about what’s going along the Hamilton Street side of the building between the entries there. The total numbers don’t add up to the points.

Calamagrostis is a very narrow grass but it needs some space, the bamboo will be constrained, it spreads out. It might be more suitable to have seasonal beds for annuals.

- We were going to build a curb along the alleyway for a planter, this was our design intent. We're trying to find a way to buffer between the sidewalk and the building. As a personal preference we like the bamboo, understanding it takes some maintenance. The two orange entries are concrete entries, the green strip from the northern point to the first entry varies from about 2'2" to about 1'10", that's where we would propose to plant along the length of those areas between the entries.
- I think you're going to struggle to have those plants behave the way you want them to. It will be an interesting architectural effect. Every time I go up that street it seems like it's always in shadow. Future solar panels on the roof, that's a shady part of the City. It's a striking looking building and I really like it.
- Explain the commercial space on the corner.
  - We have been in discussions with the Savvy Café across the street, they have a full commercial kitchen. They started to cater during the pandemic, and want to do subscription meal services. We would have a series of 8-10 lockers, a customer would be alerted when their meal is ready and they can pick up their food. There's no preparation here, it's essentially a pick-up spot for food.
- What's the strategy for cleaning glass behind the wood slats along Hamilton Street?
  - The people we've hired to do the Barracuda have been incredibly creative in how they clean that glass.

### **ACTION:**

On a motion by Braun-Oddo, seconded by Weisensel, the Urban Design Commission **GRANTED INITIAL/FINAL APPROVAL**. The motion was passed on a unanimous vote of (9-0). The motion noted the desire to have bike parking at the front of the building.