

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 9, 2015	
TITLE: 433-439 West Mifflin Street – PD, 4-Story Multi-Family Building with 46 Affordable Units. 4 th Ald. Dist. (41053)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: December 9, 2015	ID NUMBER:	

Members present were: Richard Slayton, Acting Chair; Cliff Goodhart, Lois Braun-Oddo, Sheri Carter, Tom DeChant, Michael Rosenblum and John Harrington.

SUMMARY:

At its meeting of December 9, 2015, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PD located at 433-439 West Mifflin Street. Appearing on behalf of the project were Frank Staniszewski and Kevin Burow, both representing Madison Development Corp. Tax credits for this project require that a minimum of 75% of the units are affordable, which they generally surpass with their projects. They have had successful meetings with the neighborhood, three meetings with the steering committee Capitol Neighborhoods, with design alterations and a few other components coming from the neighborhood. Three existing buildings will be removed for this project. The building will front Mifflin Street with the drive coming in adjacent to property at 443 West Mifflin Street with a shared access easement for three properties. The building will be a combination of 3-stories on the front with a stepback to the fourth floor. Building materials are a combination of masonry, cut stone and cement board siding in different textures. Ornamental trees and shrubbery will be added on the Mifflin Street frontage, with larger trees in the back of the property; the side is associated with the access drive. HVAC units will be tucked into the balconies.

Comments and questions from the Commission were as follows:

- It's a small enough façade that I'd almost rather see just the stone and brick. It would be one thing if you were breaking up a long line of elements. Something with more character. A simplification of materials.
- The russet colored façade should be stone or brick in a simple form.
- I was thinking the same thing. Instead of 3 façade reads, just have the two on the ends (brick) and one in the middle (cast stone); maybe the cast stone could go up and be a parapet wall instead of a railing at that rooftop terrace to give it some differentiation and hierarchy.
- This scale doesn't need to be broken up, it should be in keeping with the older style of apartments.

ACTION:

On a motion by Harrington, seconded by DeChant, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided the use of cast stone in the middle portion of the building, elimination of the arched russet color component with the stone up as a parapet, and elimination of the rail, with the option to maintain the rail.

No ratings were provided for this project.