

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 1, 2009

TITLE: 115 & 117 South Bassett Street –
PUD(GDP-SIP) for the Conversion of a
Single-Family Home into a Three-Unit and
a Three-Unit into a Four-Unit Building. 4th
Ald. Dist. (14911)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: July 1, 2009

ID NUMBER:

Members present were: Bruce Woods, Richard Slayton, Richard Wagner, Mark Smith, Dawn Weber, Todd Barnett, Marsha Rummel and Ron Luskin.

SUMMARY:

At its meeting of July 1, 2009, the Urban Design Commission **REFERRED** consideration of a PUD(GDP-SIP) located at 115 and 117 South Bassett Street. Appearing on behalf of the project were Jonathan Cooper and Brandon Cook and the area's Alderperson, Mike Verveer. Prior to the presentation staff noted that an alternative option for redevelopment of the site proposed by the applicant considered by the Zoning Board of Appeals had been recently denied; where the remaining option for the sites' development as a PUD remains as previously proposed. Staff noted significant issue with the project as referred with its consideration at the June 17, 2009 meeting relevant to the project's consistency with the Standards and Statement of Purpose for Planned Unit Development Districts, including continued deficiencies with the detailing of the plans as proposed. Staff noted that the application as revised and submitted still failed to address several issues associated with the project as previously proposed, specifically the provision of details relevant to future phase coach house development at the rear of the combined properties. Cook then provided a review of the plans as modified noting the elimination of the westerly drive for greenspace, which was not detailed within the application packet as submitted. A review of proposed building materials including metal roofing and cement board siding including elevational modifications consisting of:

- A front bump-out on the building at 117 South Bassett Street.
- The adjustment of upper windows on the façade of the building at 115 South Bassett Street.
- A modified porch on the building at 117 South Bassett Street.

Discussion by the Commission was as follows:

- Elevations are improved but fail to provide for appropriate notation and detailing to provide for their readable identification.
- A request by the Commission for staff to reference the previous comments on the project from the meeting of June 17, 2009 was provided and summarized as follows:
 - Issue with the amount of paved surface at the rear of the combined buildings. Eliminate one driveway with the remainder to provide access.

- Question the development of a PUD as a tool to do what variance can't do. Question the public purpose.
- Need to provide a complete site plan including a complete PUD with complete build-out that includes the future Phase 2 coach houses proposal.
- Architecture as is now is unacceptable, not good enough as a PUD; inappropriate use of PUD zoning.
- Need complete site plan, provide photographs for context including aerial photo that provides details on the density and bulk of adjacent development.
- Need full details on the PUD submittal including better architecture. Provide better graphics including details on the ground plane, the physical appearance of the buildings, provide drawings that show and clearly delineate the project as proposed.
- Would support carriage house developments as exist on Williamson Street but project as proposed is not there without the details.
- Look at proportions of the building elevations in conjunction with the appearance of proportions of existing buildings in the area to work as a guide in the redesign of the building to be in character with the architecture of adjacent existing contemporary residential buildings, in addition rework window locations and proportions at the buildings proposed to be modified.
- Consider a full two-story version of the building at 115 South Bassett; would work better than three as proposed.
- Deal with pasted on dormers that were only done to get more space.
- Resolve issues with architecture.
- Make 115 a different building than what is being done to 117 South Bassett; and
- Provide complete site context in relationship to adjacent properties' information, as well as aerial photographs.
- Reduce the amount of pavement over both combined lots, including abandoning one of the two drives.
- Look at stretching out the back of 115 South Bassett in order to maintain its appearance at the street with a rear addition and eliminate the proposed third story.
- Provide more architecture beyond adoption of features from the adjoining house. Make the architecture for 115 South Bassett a departure from that proposed for 117 South Bassett. Provide architectural detailing on both buildings comparable to that on adjacent similar structures.
- Provide a complete site plan and other details that include the proposed future phase coach houses to be developed at the rear of the property.
- Provide architectural detailing to the level of PUD that includes professionally rendered building elevations, site and landscape plans including the ground plane fully delineated and specifics of the full scope of the project.

Continued discussion by the Commission was as follows:

- Agree with improvements to plans but still need to see concept of full build-out with coach house and site plan details.
- For a PUD need to see carriage house details where the new modifications not as good as existing traditional three-flats within the area.

Jonathan Cooper spoke in favor of the project as an individual and noted neighborhood support. Ald. Verveer spoke in favor noting neighborhood support but concurred with the Urban Design Commission's previous requirements for more developed plans and design.

In response to a request by the Commission, staff outlined the requirements for a submission of a PUD-GDP dealing with the development of coach houses on the site, which minimally required a zoning text providing for

use and occupancy of the sites and buildings, a site plan that reflects the bulk and mass of the proposed structures in context with the existing first phase development, including an overall site/landscape plan concept and a conceptual rendering or elevation on the physical appearance of the coach houses at minimum.

Following staff's comments the Commission noted the following:

- There is a problem with the blank expression on the left elevation of 115 South Bassett. Also on the rear right elevation of 117 South Bassett Street.
- Maintain appearance of a 2-story at the street side elevation of 115 South Bassett with an enlargement at the building's rear.
- Provide photos of adjacent properties for context.
- Match new windows to style of building and other period buildings in the area.
- Provisions for the use of metal roofing and fiber cement siding are OK.
- Need to act on previous request by the Commission, need to provide package consistent with the requirements for a PUD, along with the need to provide for an adequate level of design.
- The number of units may require attention to the building and fire codes.
- Suggest providing stepback of the building profile at the street to provide stepbacks at the various levels for the building at 115 South Bassett.
- The long dormers need work in conjunction with the maintenance of the peak of the existing gabled roof, or make pitch higher and increase pitch of dormer along with breaking up the mass of dormers.
- Adjust interior floor plans to allow for window placement and openings in a more logical and balanced fashion on the buildings' exterior.
- There is enough room to double the size of the site plan on existing plan sheets to make them more readable and legible.
- Check out conditions contained within this report and the previous report as a checklist prior to submission of the project for any further consideration.
- Look at balcony depth to a minimum of 5-6 feet to be more usable on all floors for all buildings.
- The applicant was strongly encouraged to provide for preparation of revised plans by his architect including the architect's attendance for future consideration of the project.

ACTION:

On a motion by Luskin, seconded by Rummel, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (8-0). The motion required address of the above stated concerns and the comments from the Commission's previous review of June 17, 2009, in addition to the following:

- The applicant shall check out conditions contained within this report and the previous report as a checklist prior to submission of the project for any further consideration. When project is resubmitted for further consideration provide clear documentation on the drawings on the before and after conditions, including materials with drawings required to be of the same scale, along with providing window conditions such as picture framing, lentils and sills as well as corner board and gable end rake treatment and other amenities customary to the period of the buildings' architecture and adjacent structures.

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 2, 3, 4 and 4.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 115 & 117 South Bassett Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	4	2	3	-	-	4	4	4
	-	-	-	-	-	-	-	4
	1	3	1	1	-	-	7	2
	-	-	-	-	-	-	-	3

General Comments:

- Still not ready – want to see PUD documents showing entire build out! Improved, but incomplete.
- Incomplete.
- Critically bad, need to meet PUD standards. Architectural details of proposed changes not approvable. Roof/dormer/windows/balcony 5’-6’ porches all need to be addressed. Need to show site plan, landscaping including Phase 2.
- Not soup yet.