

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 25, 2013

TITLE: 105-113 South Mills Street – Demolition and Construction of a New 4-Story, 74-Unit Apartment Complex. 13th Ald. Dist. (30983)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 25, 2013

ID NUMBER:

Members present were: Richard Wagner, Chair; Melissa Huggins, John Harrington, Henry Lufler, Richard Slayton, Lauren Cnare and Cliff Goodhart.

SUMMARY:

At its meeting of September 25, 2013, the Urban Design Commission **GRANTED FINAL APPROVAL** of demolition and construction for a new 4-story, 74-unit apartment complex located at 105-113 South Mills Street. Appearing on behalf of the project were Joe Gallina, John Holz, Craig Enzenroth and Steve Kieckhafer, all representing The Gallina Company. Registered and speaking in opposition were Donald MacCrimmon and Katherine Loving. Registered in opposition but not wishing to speak was Barbara MacCrimmon. Registered in opposition and available to answer questions was Cecilia Stephenson. Registered neither in support nor opposition was John Perkins. Holz presented changes to the project based on the Commission’s previous review. The loading and unloading from Mills Street has been removed and relocated to the corner of the parking lot. The two parking stalls have been removed as suggested by the Commission, and replaced with an area for some plantings. In lieu of the large planters at the entry and in response to the Commission’s previous review, actual porches with stairs have been created that exit directly to the sidewalks (at every ground floor unit that can touch the grade). The hip roof and brackets have been removed entirely. The vertical “townhouse” type rhythm has been changed to more of a continuous clean edge roofline where horizontals pick up throughout the building, landing on a base that largely relates to one-story. Another brick was introduced for the base of the building (tan) and will come together with the red brick and cast stone lintels. Spiral trees will create a layer inside the sidewalk’s edge with the street trees. The entry now lines with St. James Court to harkens on the history of the neighborhood; the entry piece is grander now in two-stories that joins the two buildings. The brick banding has been simplified (no arch elements) and the balconies have changed to have a bit more horizontality across the top. The white throughout is softened to a “shell” color. The column elements at the corners have been removed, the overhang is now 24-inches rather than the previous 4-feet. Three-story bays have been reduced to two-story bays.

Don MacCrimmon spoke in opposition to the project as a resident right across the street. He is grateful for the changes they made, but he doesn’t like the vertical decoration of the window bays. He suggested aligning the bottoms of the upper story windows with string courses. The change in cornice is good as it looks less like Meriter Hospital. All vertical white details, especially on the window bays, should be nearly the color of the

brick fascia. He mentioned that four floors of wood building on top of concrete has been happening too often in our city recently; this formula doesn't fit well with the neighborhood and he wishes it would be masonry. The use of pent roofs would be good to emphasize horizontality.

Katherine Loving spoke in opposition, seeing that this hasn't moved away too much from the "big box" feel in its design. She feels the design is not in keeping with the smaller residential feel of the neighborhood. There are townhouses along East Johnson Street, some on Williamson Street, overlooking Hilldale, all incorporate elements with variation in the façade and materials and lose the big box feel.

ACTION:

On a motion by Cnare, seconded by Goodhart, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).

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 rating for this project is 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 105-113 South Mills Street

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