

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 20, 2013

TITLE: 211 South Bedford Street – PUD(GDP-SIP), 59-Unit Apartment Building, Modification to Approved PUD, Balcony Rail Details. 4th Ald. Dist. (25976)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: February 20, 2013

ID NUMBER:

Members present were: Richard Wagner, Cliff Goodhart, Henry Lufler, Tom DeChant, John Harrington, Richard Slayton, Dawn O’Kroley, Melissa Huggins and Marsha Rummel.

SUMMARY:

At its meeting of February 20, 2013, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 211 South Bedford Street. Appearing in support of the project was John W. Sutton, the project architect. Appearing in opposition was Peter Ostlind, representing the Bassett District of Capitol Neighborhoods. Sutton stated that the client has concerns with the uniqueness of the project and would prefer something more traditional and that is why they have changed the materials.

Ostlind spoke in opposition, stating that the neighborhood doesn’t see a compelling reason for the change in material or design. They see the change as taking a stylized component of the overall design and replacing it with something much more generic. This building is only setback 5-feet from the sidewalk and the decks project outward from that 3-feet and are quite close to the sidewalk; having more screening there would be beneficial. Ostlind and staff noted correspondences from Douglas Kozel, AIA, one of the project’s architects and Stefanie Moritz, member of the Bassett Neighborhood Steering Committee in opposition to the balcony design modifications and in support of the balcony design as originally proposed and approved.

ACTION:

On a motion by Harrington, seconded by Lufler, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). The motion maintained the balcony details as originally approved.

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 3, 3, 4 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 211 South Bedford Street

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

General Comments:

- Lowers quality of design.
- No.
- Don't mess with a good thing...