

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** August 8, 2018

TITLE: 222 S. Hamilton Street – New
Development of a Mixed-Use Building
Containing 19 Condominiums, 19
Structured Parking Stalls and 1,341 Square
Feet of Commercial Space. 4th Ald. Dist.
(52654) **REFERRED:**
REREFERRED:
REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: August 8, 2018 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Rafeeq Asad, Cliff Goodhart, Michael Rosenblum, Christian Harper and Tom DeChant.

SUMMARY:

At its meeting of August 8, 2018, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development of a mixed-use building located at 222 South Hamilton Street. Registered and speaking in support were Christopher Gosch and Kyle Dumbleton, representing Populance, LLC. Registered in opposition but not wishing to speak was Bob Keller. Gosch presented a review of the existing conditions for the site that contains a 2-story office building, right across the street from the Dane County Courthouse, surrounded by a number of varying heights and conditions both office and residential. They do comply with everything in zoning in terms of heights and setbacks, stepbacks for the view corridor. They are proposing a mixed-use project with office and multi-family use. They are working with the adjacent property owners to see if they are interested in cleaning up the area between the two buildings. There has definitely been deferred maintenance on this existing structure. They are proposing a 6-story building with two access points for two levels of parking, 10 stalls on the lower level and 9 stalls on the upper level. When they initially met with the neighborhood one of the comments was no more projected balconies; this is a good opportunity for sleeping porches. It helps control the environment and makes it an expandable space. There is weird geometry to work through on this site. He reviewed the entries and curb cuts/access points. Typically floors will have four units each, stepped back with 3 units on floors 5 and 6 with the stepback on the fifth being usable space. The Hamilton Street elevation shows office space with residential units above, the site section shows stepping down from the courthouse to a residential scale. Wood ship lap siding (rice and resin based) in two colors, slate on the lower levels and storefront windows with a darker frame. They are proposing artificial turf at the parking entry. They have been working with City Forestry, they should be able to maintain the existing trees. They have some proposed grasses and ground cover that would be successful with limited sunlight. The lighting will be kept minimal; the goal is to have the building “glow.” They have held 5 meetings with the neighborhood.

Comments from the Commission were as follows:

- Expand on material details proposed for porch design.
- Provide more detail on the first level green turf area.
- Provide more detail on first level retail/office space.
- Continue to work with the neighborhood.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.