

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** January 5, 2011

**TITLE:** 115 & 117 South Bassett Street – A Major Alteration to an Approved PUD(GDP-SIP) to Construct a New Four-Unit Building with Four-Bedrooms in Each Unit at the Rear of the Site Containing a Two-Unit and Four-Unit Apartment Building. 4<sup>th</sup> Ald. Dist. (20918)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

**DATED:** January 5, 2011      **ID NUMBER:**

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Members present were: Marsha Rummel, Mark Smith, Todd Barnett, Richard Slayton, John Harrington, R. Richard Wagner, Melissa Huggins and Henry Lufler, Jr.

### **SUMMARY:**

At its meeting of January 5, 2011, the Urban Design Commission **GRANTED FINAL APPROVAL** of the new residential building located at 115 and 117 South Bassett Street. Appearing on behalf of the project were Matt Aro, Christopher Thiel and Brandon Cook. Aro spoke to the Commission, providing an update on the previously approved renovations of the two existing buildings on the parcel, their construction to this point and the Plan Commission's non-approval of a similar new building at the rear of the site. Aside from a newly redesigned building to address Planning staff and Plan Commission concerns, the setbacks have been increased to 9-feet, the number of units has been decreased. Much of the character of the building has been tweaked to simplify the design of the building. The plan calls for four, four-bedroom apartments with balconies with a patio for the first floor. Parking has been reoriented and slightly reduced. Ample bike parking has been added to meet the needs of all the bedrooms. Thiel then spoke to using the site efficiently by using the hardscape and adding as much greenspace as the site will allow. They are looking at the possibility of using a tray roof to catch some of the rainwater that gathers at the abutting property. Comments and questions from the Commission were as follows:

- I'm struggling with the context.
- I like the more contemporary design.
- Worried about passenger vehicles having enough room to back up.
- How does the circulation work?
  - It's a series of back-and-forth.
- Why would you plant Bishop Weed?
  - It's bullet-proof with no maintenance.
- There needs to be something to prevent cars and bikes from overhanging the sidewalk.
- Have you had a neighborhood meeting?
  - They liked the plan. They liked the biking, the smaller building. It's the architecture that they aren't excited about.

- I think it's essentially the same as what we've seen before.

**ACTION:**

On a motion by Slayton, seconded by Smith, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for the following:

- Provide a back-up space by relocating the trash receptacle.
- Provide a wheel stop or curbing so the adjacent sidewalk doesn't become over-parked by adjacent cars and utilized as overflow bicycle parking.

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 5, 5, 6, 6, 6 and 7.

**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
<b>Member Ratings</b>	6	7	6	6	-	4	7	6
	-	6	5	-	-	5	-	5
	-	7	-	-	-	5	-	7
	-	-	-	-	-	-	-	6
	6	6	5	-	-	4	6	5
	5	7	6	-	-	5	7	6

General Comments:

- Parking back-up space is too tight.
- Not impressed by squeezing in 16 bedrooms at the back of a lot by architecture.
- Viva modernism!