

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> May 3, 2006
TITLE: 1310 Jenifer Street – PUD(GDP-SIP), Demolition for a Two-Unit Condominium Building. 6 <sup>th</sup> Ald. Dist. (03559)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: May 3, 2006	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Lisa Geer, Robert March and Michael Barrett.

### **SUMMARY:**

At its meeting of May 3, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) and demolition for a two-unit condominium building located at 1310 Jenifer Street. Appearing on behalf of the project were Michael Matty, Melissa Destree and Ald. Judy Olson. The project provides for the deconstruction of an existing single-family, currently in a deteriorated condition; in order to construct a new two-story, two-unit, owner-occupied condominium residence. Staff noted to the Commission that the project was located within the Third Lake Ridge Historic District where the Landmarks Commission had issued a certificate of appropriateness on the project in addition to it receiving support by the area's Ald. Judy Olson, as well as the Marquette Neighborhood Association. Following a presentation on the plans, the Commission noted the merits of the project, its compatibility with the neighborhood, as well as the deconstruction, re-use and recycling of the existing house on the site. It was also noted that additional densities that were previously proposed for redevelopment of the site would have been appropriate for the area.

### **ACTION:**

On a motion by Host-Jablonski, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0).

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 ratings for this project are 6, 6.5, 7, 7, 7, 7 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1310 Jenifer 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	7	6.5
	7	-	-	7	-	8	8	8
	7	7	5	-	-	6	8	7
	-	-	-	-	-	-	-	7
	7	7	6	-	-	7	8	7
	5	6	6	-	-	8	7	6
	-	-	-	-	-	-	-	7

General Comments:

- Sensitive rebuild and material reuse. Appreciate the pavers and green paving for infiltration.
- Good project. Too bad to not have carriage house!
- Very appropriate architecture and site plan for this neighborhood.
- The City should question the wisdom of a zoning code that restricts a developer from doing the right thing, such as carriage houses in a neighborhood with a healthy mix of single-family as well as multi-units.
- Nice appropriate conceptual design.