

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 7, 2008
TITLE: 119, 123 & 125 North Butler Street and 120 & 124 North Hancock Street - PUD(GDP) and PUD-SIP for a New 38- Unit Apartment Building with the Retention of Two Existing 2-Unit Buildings. 2nd Ald. Dist. (06302)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 7, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski, Todd Barnett, Marsha Rummel, Bruce Woods, John Harrington, Richard Wagner, Richard Slayton, Jay Ferm and Bonnie Cosgrove.

SUMMARY:

At its meeting of May 7, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a GDP located at 119, 123 and 125 North Butler Street, and 120 and 124 North Hancock Street. The Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on an SIP located at the same address. Appearing on behalf of the project were Josh Levenson, and James McFadden, architect. Staff noted that the agenda item provided for consideration of final approval of an overall PUD(GDP) for the development of a new 38-unit apartment building and the retention of two existing buildings on the site was granted initial approval by the Urban Design Commission at its meeting of December 19, 2007, along with consideration of the PUD-SIP component of the project. Staff also noted the PUD-SIP component currently under consideration lacked sufficient detailing where an application for Plan Commission/Common Council review had not been accepted; therefore, as a matter of policy could only be the subject of an informational presentation at this time. McFadden proceeded with address of the conditions established with initial approval of the PUD(GDP) component of the project featuring a revised landscape plan, site plan details and updated building elevations. Following the presentation the Commission noted the following:

- The landscape plan as modified is under-detailed and provides for loss of “green roof amenities” as previously proposed.
- The landscape plan is light on how the rain garden functions.
- Issue with placement of landscaping and species.
- The provisions for bike parking should address the requirements for outside bike parking.

Following the presentation on the overall PUD-GDP, McFadden provided details on the SIP component of the project including the review of building elevations including materials and colors, emphasizing modifications to the buildings to provide for the removal of exterior stairs necessary for upper story occupancy now to be internalized in both existing structures to remain. Following the presentation the Commission noted the substantial changes to the green rooftop overlying a lower level parking deck, such as the removal/redesign of

its activity areas and proposed landscaping were a radical departure from the concepts established with initial approval of the project.

ACTION:

On a motion by Cosgrove, seconded by Wagner, the Urban Design Commission **GRANTED FINAL APPROVAL** of the PUD(GDP). The motion passed on a vote of (7-2) with Woods and Rummel voting no. Rummel noted issues with the new building being oversized for the block and neighborhood as a change in the development pattern of the area. The motion required that bike parking be provided on the outside of the new building, especially near building entrances, as well as the overall site. In addition, approval of the landscape plan required further consideration based on the concept of the plan presented with initial approval of the project to be further developed with further consideration of the PUD-SIP with a planting schedule that relates to the details shown within the overall plan, especially the rain garden function. Relevant to the review of the PUD-SIP, since this was **AN INFORMATIONAL PRESENTATION** on this component, no formal action was taken by the Commission.

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 4, 4, 5, 6, 6, 6.5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 119, 123 & 125 North Butler Street and 120 & 124 North Hancock Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6	5	-	-	5	5	5
	-	-	-	-	-	-	-	6
	6	-	-	-	-	-	5	6
	5	5	-	-	-	-	-	-
	-	-	-	-	-	-	7	7
	4	-	4	-	-	-	4	4
	6	7	4	5	-	5	7	6.5
	4	6	4	-	-	4	4	4

General Comments:

- The size is a little large for the site, however, the design mitigates the effect.
- Structure is too large for a neighborhood of houses.
- Minor changes only.
- Needs exterior bike parking.
- Bad precedent for historic downtown block – oversize scale and massing. The through block development may prevent a full block redevelopment, a pyrrhic victory, at best. Saving and moving house appreciated.