

## AGENDA # 7

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** April 23, 2008

TITLE: 451 West Wilson Street & 315 South  
Bassett Street - PUD-GDP-SIP for a 40-  
Unit Apartment Building. 4th Ald. Dist.  
(07751)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

DATED: April 23, 2008

**ID NUMBER:**

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

### **SUMMARY:**

At its meeting of April 23, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-GDP-SIP located at 451 West Wilson Street and 315 South Bassett Street. Appearing on behalf of the project were Jonathan Cooper, representing the Bassett District Lake Park Apartments Steering Committee; Catherine Hixon, Jim Eisenmann, Lance McGrath, Bruce Simonson, representing McGrath Associates; Christopher Thiel, representing SAA; and Rosemary Lee. Appearing in opposition were Steve Janeway, Christine M. Lot, Rosalie LaRocque, and Jan Sweet, representing Cities Without Cars. The modified plans as presented featured the following:

- As an alternative to the consideration of a green roof, the design of the roof will be modified with an undersized drain to provide for a delay in its discharge allowing more of an opportunity to infiltrate within an open area at the rear of the building. The upper roofline has been modified to eliminate platform elements on the upper façade's parapet.
- Use of EIFS has been eliminated in favor of utilization of corrugated panel, concealed fasteners.
- The overall mass of the building has been brought down in response to Planning Division comments, with features incorporated to activate and accentuate the Bassett entry, along with the addition of projecting bays back to the ground and revised landscape treatment that also relieves concerns about a corner balcony, previously noted by the Commission.
- A review of building materials emphasized the use of king-size brick, cast stone, medium bronze metal siding, along with metal fascia and trim along.
- A review of the landscape plan by Thiel emphasized modifications to provide for large scale plantings under balconies along Bassett, including benches parallel to Bassett Street along with a redesign of the trellis at the rear of the building featuring a metal cable treatment and revised plantings.

Following the presentation testimony was as follows:

- Jan Sweet spoke in opposition and circulated a petition against the project. He noted need for the project to be altered to reduce parking and introduce car share or community car, the necessity to have

community facilities incorporated into the building and the incompatibility of the building's architecture with existing buildings in the neighborhood. He emphasized his submission of the petition into the record.

- Jonathan Cooper spoke in support but noted both neighborhood support and opposition to the project relative to concerns with the building's size and mass. He also provided a report of a recent neighborhood meeting following the Plan Commission's recent referral of the project.
- Christine M. Lot spoke in opposition, noting the large size of the building in comparison with the adjacent Dowling building and its lack of consistency with existing development in the area with the project's character appearing too industrial and not appropriately scaled.
- Catherine Hixson spoke in favor noting the extent of large development already in the area.

In response to a request to address green issues, McGrath noted the following:

- The cost of providing a community car within the project is approximately \$24,000 including an additional \$15,000 for the car, as well as the provision of a stall on the premise to provide for its storage. At these costs, in order to be affordable, want to get into cost-sharing to justify cost.
- Relevant to a green roof, will try to provide for its potential structurally. Currently undersizing the roof drain to delay discharge.
- No room to move building in any direction to obtain more greenspace on the site.

Following McGrath's remarks, the Commission noted the following:

- Support project, concur with Landmarks approval.
- Project has come a long way, massing works well, history of area reflects change and scale of buildings to be larger.

### **ACTION:**

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion for final approval required that the structural system for the building be adequate to handle a future green roof system with the membrane of the roof to be white reflective, with a change to the cable trellis as provided by Schreiber/Anderson & Associates, Inc., and a recommendation that the applicant provide space for a community car within the lower level parking structure.

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, 7, 7, 7.5, 8 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 451 West Wilson Street & 315 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	7	-	-	-	6	6
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	8
	-	6	6	-	-	-	6	6
	-	-	-	-	-	-	-	7.5
	6	7	7	5.5	-	6	7	7
	7	8	7	-	-	7	8	8

General Comments:

- Yes, it is large. Yes, the Dowling will lose light. But it is quality infill and the design is greatly improved.
- Well designed building, of approvable bulk and design. The architectural improvements make a big difference.
- Welcomed improvements!
- Well done. Bravo.
- Great improvements in architecture and landscape.