

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 7, 2012

TITLE: 202, 210 North Bassett Street and 512, 520 West Dayton Street – PUD-SIP for a 75-Unit Apartment Building. 4th Ald. Dist. (28193)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: November 7, 2012

ID NUMBER:

Members present were: Richard Wagner, Chair; Tom DeChant, Melissa Huggins, Cliff Goodhart, John Harrington, Richard Slayton, Dawn O’Kroley and Marsha Rummel.

SUMMARY:

At its meeting of November 7, 2012, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD-GDP located at 202, 210 North Bassett Street and 512, 520 West Dayton Street. Appearing on behalf of the project were J. Randy Bruce and Scott Faust. Bruce presented changes to the 5-story building. The entry has been moved to the street facing corner accented with the roof architecture. The commercial space also has additional openings at the street level. The other change made was moving from bay elements on top of the brick mass to a metal panel that comes down the face of the building from the top. The Secretary noted the need to make findings on the Downtown Design Zones criteria. Heather Stouder stated that at this time Planning Division staff does not have any major concerns, with a more detailed analysis is needed for the number of bicycle and moped parking stalls, adequacy of interior space, etc. Bruce addressed the design issues relative to common space to support the housing units. He noted that the bulk standards can be relaxed as long as the project is consistent with the Downtown Plan, and in this case the project is higher than the 3 stories that would otherwise be allowed in this area. The five-stories proposed is consistent with the Downtown Plan recommendation of a maximum of 6-stories, and the setbacks are adequately met with the exception of the rear yard; the applicant has made it clear that the design of the rear yard is a modulation of the building with the courtyard taking up the slack for what would otherwise be required for the backyard.

Comments and questions from the Commission were as follows:

- To park your bike you would go back the full length? I caution you about the probability of residents locking their bicycles to these streetscape trees.
- Reexamine the “purple mass” to be sure it isn’t visible from those interior units.
- I’m assuming you’ll want some signage somewhere.
 - Yes, probably on top of this canopy here. And some building signage. You’ve done a lot to define the entrance for the residents, but I would really like that piece to have a big presence. The entrance to a building, to a home is very important. Right now the commercial entrance has bigger doors and more glass. Think about how you would give the residential use a bigger presence.

- Look into how much sun your courtyard is going to get; look at plaza for sufficiency of sunlight.
 - I like the top floor much more now.
 - The angle supporting the overhangs, that's decoration or is that needed?
 - It was initially intended as decoration. Whether we can cantilever the roofline without it, we'd have to modify that.
- That might give it a greater strength.

ACTION:

On a motion by Huggins, seconded by Rummel, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0).

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, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 202, 210 North Bassett Street and 512, 520 West Dayton Street

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