

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 7, 2017

TITLE: 130 East Gilman Street – PD, Conversion of the Former Governor’s Mansion/Executive Residence to an 8-Room Hotel with Event Space and Café. 2<sup>nd</sup> Ald. Dist. (47494)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: June 7, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Rafeeq Asad, Lois Braun-Oddo, Michael Rosenblum, Cliff Goodhart and John Harrington.

**SUMMARY:**

At its meeting of June 7, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for conversion of the former Governor’s Mansion/Executive Residence to an 8-room hotel with event space and café located at 130 East Gilman Street. Appearing on behalf of the project were Robert Klebba and David Waugh, the property owners.

The applicants currently operate a 5-room bed and breakfast at 704 East Gorham Street and wish to expand and operate two different properties. The property will need to be rezoned, a handicap accessible ramp will be installed on the west side of the building and they will rebuild the wrap-around porch from the south to the west around the building. Parking will be in two separate areas: on the west side taking the two spaces that currently exist and expanding that to four; and using the easement they have on the driveway on the east side of the building and installing an additional four parking spaces. This was presented to the Landmarks Commission on June 5, 2017, where it was suggested to take the west side parking next to the apartment building and extend that deeper, which would require removal of an Elm tree. While parking downtown is not required, having off-street parking for a hotel is a huge benefit to the business and the neighborhood.

Comments and questions from the Commission were as follows:

- I do not want to see that Elm taken down. As long as it gets taken care of it will last longer than any of us will be here. How you put the parking in is really how you landscape it. Make it look like a lush garden area and hide the parking a bit. That’s only going to benefit your hotel.
- I would look at an option where you put all the parking on the east side, because you’ve already got that driveway going down there for the life saving station and as you pointed out, you could really screen it as it gets buried in. Then as you’re going down Gilman Street you don’t see a parking area at all, then you don’t have guests coming in here and turning around to go to the other parking lot.
- That would be my preference too.

- I do need at least one space on the west side of the building for handicapped access, and that's existing. It's a 12-foot climb from the east side access to Gilman.
- I see your parking as more of an extension of the garden than physical parking so adding stalls is a necessity for your operations. You can nestle it in there.
- I think the parking will depend on the landscaping. You've already got a curb cut with that one parking spot. You could assign parking to each room. Look at what makes it most efficient without taking any trees down.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.