

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 28, 2015

TITLE: 701 East Mifflin Street and 124 North Livingston Street – Four-Story Multi-Family Residential Development Containing 189 Dwelling Units. 2<sup>nd</sup> Ald. Dist. (36904)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 28, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Tom DeChant, Dawn O’Kroley, John Harrington, Lauren Cnare, Cliff Goodhart and Richard Slayton.

**SUMMARY:**

At its meeting of January 28, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a four-story, multi-family residential development containing 189 dwelling units located at 701 East Mifflin Street and 124 North Livingston Street. Appearing on behalf of the project was Joseph Lee, representing Livingston Lofts, LLC. Appearing neither in support nor opposition and wishing to speak was Patrick Heck, representing the Tenney-Lapham Neighborhood Association-Development Committee. The proposal is for a 3 and 4-story building along Mifflin Street and Dayton Street, with courtyards that open up to the street and break up the massing. They are stepping back the fourth floor at those locations. The site has a high water table making lowering the parking deck too financially unfeasible. The developer prefers a pitched roof treatment on Dayton Street and Mifflin Street. The building will be clad in high quality masonry material with a varying color palette to distinguish the buildings.

Patrick Heck spoke as the chair of the neighborhood development committee, and they will be issuing a report on this development. This proposal has been relatively well received with the majority of the steering committee being fond of the pitched roofs. He is also the president of the Das Kronenberg condominium building; they are mostly concerned about things that will reduce the height, so putting pitched roofs on increases the height.

Comments and questions from the Commission were as follows:

- Are you improving that asphalt as part of your development?
  - Yes that’s going to have to be.
- The pitched roofs are not to an appropriate scale to the adjacent residential houses.
- This is not the only place in the City where we have this water table issue. I don’t find that particularly un-pedestrian friendly as I walk along it. We need some feedback as we do these things as to what works, better design choices in making them work, etc.
- We can ask the Planning Unit to provide that information as we move forward.

- How deep are your stalls?
  - We have 17...the absolute minimum.
- This just isn't going to work. You can have setbacks that are 27-feet wide and 5-feet deeper than the normal wall and create landscape areas in there. I look at this and think how many units does a person need? It seems so dense compared to other areas of town, and I look at the outside spacing provided, I'm really concerned about the greed that this represents.
- We had a 5-story solution and in an effort to bring the height down we maximized the inside walk.
- It's a huge mass and you're not really breaking it up by repeating colors here and here. You're creating almost one mass. Part of the problem is you have too many smaller patches, you almost need to have more stronger colors that separate. Not so much patchwork. It looks like carpet.
- I felt the more mono-color makes it disappear.
- It is like a woven composition, I think it could be simplified.
- Treat your mass along Livingston, maybe that's a composition with the two wings tacked into it, so when you're walking around it doesn't feel like one constant dialogue.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** 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 rating for this project is 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 701 East Mifflin Street and 124 North Livingston Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	6	-	-	-	-	-	-
	6	5	-	6	-	7	8	7

General Comments:

- OK, but massive. Would prefer it to be broken into three distinct “buildings” over parking base.
- No pitched roofs, please. Simplify compositions.
- Flat roofs! Break up mass.