

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: March 12, 2012

TITLE: 1323 West Dayton Street – New development of apartment building adjacent to a landmark – Fire Station #4, 8th Ald. District. Contact: Randy Bruce, Knothe Bruce Architects (24388)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: March 12, 2012

ID NUMBER:

Members present were: Stu Levitan, Chair; Erica Gehrig, Vice Chair; Christina Slattery, David McLean, Marsha Rummel, and Robin Taylor. Michael Rosenblum was excused.

SUMMARY:

Randy Bruce, 7601 University Avenue, registering in support and wishing to speak. Mr. Bruce briefly presented the proposed project. He explained that modifications had been made since originally reviewed by the Landmarks Commission due to comments made by the Urban Design Commission (UDC) on massing and elevation. The UDC requested that the design be simplified. He explained that the materials would include a medium red brick, metal panel and stone base. He noted the four-story mass on the corner of the building that relates to the adjacent landmark building. They have simplified the design to show exterior skin changes and massing elements.

Gehrig asked if the revised design satisfies the programmatic needs. Mr. Bruce explained that the programmatic needs are met, but it would be helpful if the stepback on the side could be removed. Mr. Bruce explained that the roof provides some usable outdoor space and that the lower levels sit square to the streets, but a portion of the upper level is turned to address the siting of Union South. Slattery requested clarification about the loss of the stepback along the side. Mr. Bruce said that the balcony on corner is a 5 foot recess and there is a 10 foot setback extends all the way along the side of the building and length of the Fire Station. Mr. Bruce showed an alternate design without the stepback for consideration. The Applicant is requesting the stepback be removed.

J. Richard Fritz, 502 Owen Road, registering neither in support nor opposition and wishing to speak. Mr. Fritz explained that he is working on a development proposal for the three properties behind the landmark site that is proposed to be seven stories and he wanted to understand this proposed development. He was wondering about the setbacks on the lot line and was told 10 feet in the back and 5 feet on east and south.

John Schlaefer, 1814 Kendall Avenue, registering in opposition but not wishing to speak but did explain that he felt that the proposed development overwhelms the landmark building.

Gehrig explained that the new design has changed significantly and that it does not benefit the adjacent landmark. Staff explained that the stepback is important to the successful relationship to the landmark. Slattery and McLean agreed that the stepback is critical and provides the needed breathing room to the landmark.

ACTION:

A motion was made by McLean, seconded by Slattery, to advise the Plan Commission and Urban Design Commission that the Landmarks Commission finds that the current iteration does not adversely affect the adjacent landmark and that the four story corner element is necessary to relate to the scale of the adjacent landmark.

Rummel suggested a friendly amendment to include the current color scheme as illustrated in the current iteration.

The motion was passed on a vote of (4:1). Gehrig voted No.