

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: March 5, 2014

TITLE: 433 West Johnson Street – New Construction of Mixed-Unit Building with Approximately 2,100 Square Feet of Commercial Space and 148 Apartment Units. 4th Ald. Dist. (33254)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: March 5, 2014

ID NUMBER:

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

SUMMARY:

At its meeting of March 5, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new construction of a mixed-unit building located at 433 West Johnson Street. Appearing on behalf of the project were John Sutton, Douglas Kozel, Dave Halbershben and Mitch Blazek, representing Orosz Properties. Kozel presented plans for the building and reviewed the site and its surroundings. The first floor would contain a mezzanine lounge area as well as office space. They want a large square footage area of plantings in the courtyard area. He reviewed possible circulation scenarios and discussed automated parking; the car goes into the lift (it is already raised by about 1-foot by mechanical device), the mule picks it up, backs it away and parks it. A laser in the unit knows where you car is stored and it knows your history; it positions your car ahead of time in order for you to get out. A rooftop pool and greenspace is proposed. Putting a curve on the balconies ties the elevations together and helps to define that space. A masonry base of 2 ½-stories (to the window sill height of the 3rd floor) is proposed, along with a bronze colored metal. They are hoping to put glass all the way around as they proceed to the upper floors. The balconies have a solid edge which is ¼” galvanized steel positioned to come down below the bottom of the floor slab by about 9” or a foot and comes up about 2-feet above the floor; this as a result of concern for what people would put on their balconies that becomes so visible and it helps allow them to use built-in lighting.

Comments and questions from the Commission were as follows:

- Will a person sitting on the balcony be able to see over the plate steel?
 - The railing has to be up to 42”, the plate steel stops at 2-2 ½ feet. It’s like a windowsill.
- That curve is so fluid and it projects out of the front when you look at the perspectives from the other side, it starts to imply it when you get there.
 - I really wanted that.
- On the curving balcony how do you separate?

- Dividers. I like the way they handled The Constellation, it's more of a security separation than a visual separation so you don't really notice it. If we did something really solid that would draw your attention in a way we don't want to do. We have talked about doing something else, perhaps a penetration. But we don't want to detract from the curves. I do think it will be something lattice-like and invisible from the street.
- Did you test any advantage or disadvantage to bringing the solid balcony treatment over to the corner of the building?
 - I thought about that a lot. We like the way it's playing off dimensionally. In the end I wanted an open corner.

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 ratings for this project are 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 433 West Johnson Street

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

General Comments:

- Like the direction. Some concern about first floor along Johnson.