

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** July 15, 2015

TITLE: 739 Williamson Street – Rezoning from TR-V1 to PD for Construction of a New 12-Unit Apartment Building, Modified Plans. 6th Ald. Dist. (34926)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: July 15, 2015 **ID NUMBER:**

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

*Wagner and Slayton recused themselves on this item. DeChant acted as Chair.

SUMMARY:

At its meeting of July 15, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of a rezoning from TR-V1 to PD for construction of a new 12-unit apartment building, modified plans. Appearing on behalf of the project was John Bieno, representing Renaissance Property Group. The Secretary noted that the Commission has previously approved this project. Then in taking over the built portion found it necessary to make revisions that are in spirit with the architecture but different and beyond his ability to administratively review. The Commission is not looking at the land use but the proposed changes in their differences from what they originally approved only. Bieno presented the differences which include an outdoor area, which will double as a screening area for electrical and fresh air intake for the underground parking. Bicycle parking stalls have been increased in an outdoor area. As far as the building itself, essentially the rhythm stays the same, but insulation and structure necessitate moving some of the windows. On the front of the building they have gone to a ground face block rather than poured concrete. The green area on top of the structure at the front of the building will cover that wall as it continues to grow and be the same color, just not the same material. Brackets and coverings were removed as requested by staff, and the railings were improved.

The Secretary remarked that from a staff point of view they took the elevations that we did approve and looked at any comment that we made to look at what the final product would be if they were to submit it for my sign-off. This was originally fairly more inconsistent, and the more recent changes after meeting with John and Michael, to go back and harken the original design a little bit more than it was previous.

Comments and questions from the Commission were as follows:

- Do the window sizes change on the front façade?
 - The window sizes change only because there is a kitchen behind those windows, so we maintained the same number of windows but we shrunk them slightly by about a few inches, so that we could get the cabinets in. Yes there’s still windows here and still operational.
- Did they submit a sample of the ground face block?

- I have not submitted it for UDC but I can certainly submit it for staff approval.
- It's a significant element of the front façade so I'd like to make sure it's nice looking.
- I would also add the railing to that too. At least a picture of it because it is somewhat out of the ordinary.
- Your garage door is still recessed the same?
 - Yes. We didn't put the glazing across the top because of how the opener attaches.
- I'm making the assumption because of the increased paving on the site, you've lost some greenspace or landscaping?
 - Landscaping has stayed the same. What we've done is shifted plants around.
- Can we approve this since it's not what was actually submitted?
 - Yes we can.

ACTION:

On a motion by Harrington, seconded by Goodhart, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-0). The motion provided that the materials return for staff approval.

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: 739 Williamson Street

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