

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 18, 2012

TITLE: 111 East Gilman Street – PUD(SIP),
Conversion of Existing Carriage House
into Single-Family Residence. 2nd Ald.
Dist. (25902)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 18, 2012

ID NUMBER:

Members present were: Henry Lufler, Acting Chair; Dawn O’Kroley, Marsha Rummel, Melissa Huggins, Richard Slayton and John Harrington.

SUMMARY:

At its meeting of April 18, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) for the conversion of an existing carriage house into a single-family residence located at 111 East Gilman Street. Appearing on behalf of the project were Jim Glueck and Gene Devitt, representing the Mansion Hill Neighborhood. Appearing in support but not wishing to speak was Ledell Zellers. Appearing in support and available to answer questions were Laura Parker and Steven Fabick. Due to a park located directly behind the structure, an easement for installing windows is unlikely. They are planning an extra story in order to make this structure and lot work for a single-family residence. The structure will have a flat roof with living space at the top, the middle level for bedrooms, and the first floor largely the garage. Materials will be a stucco type product or true stucco and have it blend in with the surrounding context while also using modern materials. The owner would like to add an additional parking space which requires a van accessible space so an access aisle is needed; three bike stalls are also provided. Slayton suggested Viburnum Carlesii to fill in spacing with perhaps some Evergreen. O’Kroley commended taking a historic structure and giving it modern context. She inquired about taking the .8-feet along the back property line abutting the park and projecting out a window; material would come over the brick and engage the brick. Glueck responded that he cannot build anything within 3-feet of the lot line, making this impossible.

ACTION:

On a motion by O’Kroley, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion suggested consideration of floor to ceiling windows or doors on the parkside elevation. The motion was passed on a vote of (5-0).

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 5, 6 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 111 East Gilman Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	5	-	-	6	7	6
	-	7	-	-	-	-	-	7.5
	5	5	4	-	-	5	5	5

General Comments:

- Proposed plants: omit Spirea (3). Use (1) Viburnum Carlesii (compact variety) and (2) Euonymus Fortunei (Canadian Gold).
- No EIFS please.
- Too much concrete.