

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 9, 2008
TITLE: 1022 West Johnson Street - Demolish Two Houses for PUD(GDP-SIP) for a 14-Story, 163-Unit Apartment Building. 8th Ald. Dist. (07295)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: January 9, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski, Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, Bonnie Cosgrove, Richard Wagner and Jay Ferm.

SUMMARY:

At its meeting of January 9, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL**. Appearing on behalf of the project were Rebecca Flood, Ken Saiki Design; Donald Schroeder, 1022 LLC; J. Randy Bruce, Knothe & Bruce Architects; John Leja, and Erica Fox Gehrig, representing Madison Trust for Historic Preservation. The modified plans as presented by Bruce featured the following:

- Replace the location of moped parking on Conklin Place with a landscape buffer area adjacent to a loading zone. The moped parking was moved into the interior of the enclosed lower level parking structure.
- Bike parking previously proposed on the plaza deck adjacent to Mills Street is also moved to the interior enclosed parking structure.
- Additional stair connections provided between lower level dwelling units and East Johnson Street.
- The architectural treatment of the corner tower element has been redone to better emphasize its features, as well as an enhancement to the overall architectural treatment of the building's overall façade, including the treatment of the upper utility mechanical penthouse.
- It was further noted that the movement of the Conklin House (also the next item on the agenda) would be provided with every effort still underway to provide for the relocation of the remaining residential structure (1022 West Johnson Street) which included an option for demolition as approved by the Plan Commission.

Following the presentation the Commission noted the following:

- Relevant to the stone base treatment, inclined to go with textured at the lower level plaza façade.
- Need to accommodate moped parking on the exterior of the site. Consider the elimination of two alternating planting beds along Mills Street to accommodate moped parking.
- The planting bed at the apex of the corner of Mills Street and Johnson Street at the plaza shall be modified to provide for a symmetrical planting design or be eliminated.

ACTION:

On a motion by Slayton, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-2-1) with Wagner and Cosgrove voting no, and Woods abstaining. Votes against the project cited problems with the height of the building. The motion for final approval required address of the above stated concerns and the following:

- Eliminate the alternate planting beds along Mills Street to provide an opportunity for moped parking.
- Look at options to provide for a symmetrical planting plan for the front bed at the corner of Mills Street and Johnson Street or eliminate.
- Any signage considerations and details shall be provided to staff for final 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 ratings for this project are 5, 6, 7, 7, 7.5, 8 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1022 West Johnson Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	8
	-	-	-	-	-	-	-	7
	7	9	7	-	-	7	9	9
	6	7	6	-	-	6	6	6
	7	7	7	-	-	7	4	5
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	7.5

General Comments:

- Quite nicely resolved architecture. A bit tall perhaps, but articulated. Massed and detailed very well.
- Nice final improvements. Save 1022 house. Thanks for saving Conklin House.
- Gorgeous. You nailed the top and tower. Need to accommodate mopeds or they will over-run the bike racks and greenspace.
- Nice design, but the overall mass is still slightly too much in this location.
- Support architectural changes.