

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 30, 2016

TITLE: 223 & 219 West Gilman Street –  
Demolition and Addition to “Chabad  
House” in the Downtown Core District. 4<sup>th</sup>  
Ald. Dist. (41975)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: November 30, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Tom DeChant, Lois Braun-Oddo, John Harrington, Michael Rosenblum, Rafeeq Asad, Richard Slayton and Sheri Carter.

**SUMMARY:**

At its meeting of November 30, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of minor alterations to the approved plans for 223 and 219 West Gilman Street. Appearing on behalf of the project was Mark Kruser, representing Chabad House. A verbal agreement with neighbors to share a private storm sewer had been secured; they changed their mind about granting the permanent easement. Revisions to the interior have changed window arrangements, the building is narrowed by 6-inches for clearance on the driveway side of the property, which cuts into planting space. A carport will be added at the rear of the building. The addition of the carport eliminated the need for a storm connection to the adjacent lot, which is the primary issue. The dumpster enclosure has been pulled back 3-feet. A Miranda Hydrangea is proposed for the green screen rather than regular Hydrangea, which has a daintier vine but will need some trimming.

- That continuous line (connecting the addition’s roof with the original building’s roof) is really disturbing to what you had originally. Is there any way you can treat that differently so it doesn’t look like such a massive piece?
  - We will go back and look to see if there’s another way to treat that. It’s an unfortunate structural reality. I think there is a way.
- It looks like a continuation of the other building. It’s not a cosmetic thing either.
- It was presented as two buildings that were distinct in their architecture and that helped, now it’s getting mooshed.

**ACTION:**

On a motion by Slayton, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Asad not voting. The motion provided for the following:

- The continuous roofline connector needs to read differently than a level connector; has to be different and return to staff for approval.