

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 28, 2006

TITLE: 22 East Dayton Street and 208 North
Pinckney Street – PUD(GDP-SIP), Phase I
Relocation of Existing Building. 4th Ald.
Dist. (04001)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 28, 2006

ID NUMBER:

Members present were: Lou Host-Jablonski, Acting Chair; Ald. Noel Radomski, Lisa Geer, Bruce Woods, Michael Barrett, Todd Barnett, Robert March.

SUMMARY:

At its meeting of June 28, 2006, the Urban Design Commission **REFERRED** consideration of a PUD(GDP-SIP) located at 22 East Dayton Street and 208 North Pinckney Street. Appearing on behalf of the project were John Sutton, architect, TC Lin, and Larry Barton. The project provide for the relocation of a 7-unit apartment building currently located at 18 East Dayton Street to a property containing a portion of an existing surface parking lot at 208 North Pinckney Street as part of a PUD-SIP on portions of Block 91, along with an overall PUD-GDP that will provide for the development of a 48-unit apartment building with 47 underground parking stalls requiring the demolition of a duplex building at 24 East Dayton Street, combined with the proposed restoration of a two-flat at 206 North Pinckney Street. The phased development under the ownership of Scott Lewis is also coincidental to other development in Block 91 by the First United Methodist Church, which plans to demolish an existing church/school addition to expand the church facility as part of a coordinated planning effort with the Lewis properties. The church's development doesn't require a PUD zoning, therefore, the project did not require review by the Urban Design Commission. Details of the church's development were provided for informational purposes since both projects were planned in coordination and shared a common reconfigured surface parking area, in combination with a necessary exchange of ownership of parcels. Following a review of the relocation plan and concept plan for the future residential facility, as well as the church redevelopment, Ald. Mike Verveer noted that it was his intent that the Urban Design Commission provide a review of the project at his request in order to provide recommendations to the Plan Commission on the church's proposal with the pending demolition permit requiring their consideration. Staff noted that the request for review was not appropriately listed on the agenda, therefore, the Commission could not consider an open discussion on this item or make any necessary comments on the church's common redevelopment contingencies that related to the development of the Lewis properties. Following this discussion, both the applicants, Ald. Verveer and the Commission agreed that this item should be referred to provide for appropriate notation on a future agenda and allow for coordinated review of both projects.

ACTION:

On a motion by March, seconded by Barnett, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (7-0).

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, 6.5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 22 East Dayton Street and 208 North Pinckney Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	-	4	-	-	-	-	5
	5	6.5	-	-	-	-	8	6.5
	-	-	-	-	-	-	-	7

General Comments:

- This entire block must be submitted as a whole project.
- Reuse of existing building being moved for infill is great idea.
- Moving building seems fine; overall site master plan with church parking lot along Wisconsin Avenue is not ideal.
- Like the idea of relocating the residence to infill the lot on Pinckney Street. Don't like the view of adjacent lot with no screening.
- Good ideas. We need to see the whole picture, though.