

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 20, 2006
TITLE: 2607 Monroe Street – PUD(GDP-SIP) – 45 Residential Units and Commercial Space. 10 th Ald. Dist. (05256)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: December 20, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Lisa Geer, Todd Barnett and Ald. Noel Radomski.

SUMMARY:

At its meeting of December 20, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) for 45 residential units with commercial space located at 2607 Monroe Street. Appearing on behalf of the project was Randy Bruce. He reviewed the site context and proposal noting that it incorporates a pedestrian connection between Monroe Street and Arbor Drive. Bruce stated that the building is three stories along Arbor Drive, stepping back to 4 ½-stories with individual unit entries from Arbor Drive. He will explore moving the garage door off of Arbor Drive, but isn't sure it is feasible given the grades.

Dan Sebald registered in opposition, citing concerns about the views from Lake Wingra. Janet Newold and Audrey Highton neither supported nor opposed. Highton distributed a list of concerns from the Dudgeon-Monroe Neighborhood Association, which included: environmental concerns, affordable housing, traffic, height and others.

Geer expressed concern about the views from some units close to Knickerbocker Place. Wagner stated that the design of the upper portions feels disconnected from the lower portion. Host-Jablonski likes the proposal and thinks it is adequately setback from the lake, but would like to see photos to get a better sense of the existing trees.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.

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 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2607 Monroe Street

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

General Comments:

- Great neighborhood integration architecturally along Monroe Street. Either reconfigure units on the second/first floor which face Knickerbocker or add buffer screening to increase desirability of these units. Try moving underground parking entrance.
- Shadow impact seems nominal. Lower stories and top story don't seem architecturally "fused". Look at other styles – roof slopes – Tudor – makes building taller. Flat roof is present in immediate context. Like accommodation for alley link to Michael's.
- The neighborhood may struggle with the height, but in fact this is a well-conceived urban infill project. The urbane integration of the parts with its surroundings are nicely done.
- Try to get access point off of Wingra Drive, but understand it may not be feasible.
- Concern about views, or lack thereof, for units facing Knickerbocker building. Elevation facing Arbor Drive needs to relate more architecturally to "Tudor" style of main body of building.