

AGENDA # VII.B.

City of Madison, Wisconsin

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| REPORT OF: URBAN DESIGN COMMISSION | PRESENTED: February 16, 2005 |
| TITLE: 1051-1053 Williamson Street - PUD(GDP-SIP), Restore Existing & Construct New Building for Single Room Occupancy/Office Facility | REFERRED: REREFERRED: REPORTED BACK: |
| AUTHOR: William A. Fruhling, Acting Secretary | ADOPTED: POF: |
| DATED: February 16, 2005 | ID NUMBER: |

Members present were: Paul Wagner, Chair; Todd Barnett, Bruce Woods, Michael Barrett, Lisa Geer, Robert March, and Lou Host-Jablonski

SUMMARY:

At its meeting of February 16, 2005, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for an addition to an existing building located at 1051-1053 Williamson Street. Jim Glueck, project architect, stated that the addition is simple in design and the front façade is setback one foot to highlight the existing building. He stated that the building is all masonry (brick and limestone) with metal trim and some wood in the storefront. The parking is existing. There was some discussion about the stone band above the storefront windows appearing somewhat blank. Mr. Glueck stated the owners may wish to install an awning in the future and he felt the façade appeared heavy if this area was changed to brick. The Commission concurred. There was discussion about the provision of bicycle racks. Ald. Judy Olson registered in support.

ACTION:

On a motion by Host-Jablonski, seconded by Woods, the Urban Design Commission **GRANTED INITIAL APPROVAL** with the condition that some bicycle parking be provided on or near the site. 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 6, 6.5, 7, 7, 7, 7.5 and 8.

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URBAN DESIGN COMMISSION PROJECT RATING FOR: 1051-1053 Williamson Street

| | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|----------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| Member Ratings | - | 6.5 | - | - | - | - | 8 | 6.5 |
| | - | 7 | - | - | - | 7 | 8 | 7 |
| | 8 | 8 | 5 | 6 | - | 8 | 9 | 7 |
| | - | 7.5 | - | - | - | - | 8 | 7.5 |
| | 6 | 7 | - | - | - | - | 7 | 6 |
| | - | 7 | - | - | - | - | 9 | 8 |
| | - | 7 | - | - | - | 7 | 7 | 7 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |

General Comments:

- Study stone band above first floor windows.
- Good detail using the building as canopy over walk off handicapped parking. Drainage could pose a problem with the overburdened storm system now. Add bike parking on-site where possible.
- Nice! But where is the bike parking?
- Nicely done background building.
- Need to see more detail. Bring photos. Need material samples.
- Appropriate to site and use.
- Nice addition of a new masonry building in an urban neighborhood.

#5

March 21, 2005

Re: Tellurian Addition 1051-1053 Williamson

Dear Plan Commission Members

At the February 2, 2005 meeting of the Marquette Neighborhood Association Board of Directors, the Board approved the proposed addition to 1053 Williamson St.

Tellurian held two neighborhood meetings and received positive comments from the neighborhood in support of their mission to expand the availability of affordable housing for people who were formerly homeless, mentally ill and chemically dependent in a managed care setting. There was wide support for the addition. They are seen as good neighbors.

Neighborhood comments about the architectural style of the new building in relation to the existing building and how the addition contributes to enhancing the corner commercial node are reflected in the application before you. Tellurian is pursuing a façade grant to improve the original storefront.

We would be interested in hearing the Commission's recommendations. Tellurian promises to return to MNA to show us any changes that are made to the project as it works its way through the approval process.

Thank you,

Marsha Rummel
MNA President

Jim S.
OK
WITH
THOSE

Third Lake Ridge City Homes

1037 Williamson Street, Madison, WI 53703

REQUESTED PROVISIONS FOR TELLURIAN ADDITION

DATE: March 21, 2005
TO: City of Madison Plan Commission
FROM: Third Lake Ridge Home Owner's representatives
Audrey Lesondak and Jay Jensen

Dear Plan Commission,

Third Lake Ridge City Homes is the immediate neighbor west of the Tellurian dwellings and offices. Following we offer design item suggestions and reasons for Tellurian's addition. We would like to be assured the following items are addressed:

1. **PROPER STORAGE OF TRASH:** Because our Main Entry faces toward Tellurian's rear façade, we ask that externally stored trash be in container and screened from view.
2. **RAIN WATER FLOW:** Because we currently experience water problems in our underground utility, mechanical, and garage we ask that any water from the Tellurian addition be directed away from us or sent directly to the storm sewer.
3. **PARKING:** Because Third Lake Ridge City Homes has an Easement Agreement with Tellurian, we ask that our right to one permanent guest parking stall and one 'first-come-first-serve' stall be maintained and enforced.

Thank you,

Audrey Lesondak and Jay Jensen