

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 7, 2007
TITLE: 2607 Monroe Street – PUD(GDP-SIP) – 45-Unit Condominium Building/Refurbish and Addition to an Existing Building. 10 th Ald. Dist. (05256)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 7, 2007	ID NUMBER:

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

SUMMARY:

At its meeting of March 7, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) for a 45-unit condominium building, refurbish and addition to an existing building. Appearing on behalf of the project were Rebecca Flood, Donald Schroeder and J. Randy Bruce. Appearing in opposition to the project was Dan Sebald. Rebecca Flood, Ken Saiki Design provided an overview on treatment and design of the woonerf, the pedestrian street design provides for vehicle use at less than 10 miles per hour maximum, emphasizing its pedestrian use, varied pavements incorporating tabletops with differential pavement treatment (texture and color) for the pedestrian way versus the vehicle way. The design features bollard separations between pedestrian and vehicle areas and utilizes porous cement or asphalt paving for permeability in areas necessary for fire access with porous pavers in pedestrian access areas. A review of the landscape plan by Flood emphasized the development of rain gardens at the corner of Knickerbocker Street and Arbor Drive at the base of the building utilizing “urban foundation plantings” not wet perennial plantings. It was noted that the elevations for the addition to the “Papa Phil’s” building provide that the existing structure will be as is with reconstruction including an awning feature. The new addition has been redesigned with a different architectural approach. Following the presentation, the Commission noted the following:

- Like perennial rain garden design for urban sites and design of the woonerf.
- Tumbled but not split face block should be used as a lower elevation treatment in areas adjacent to the pedestrian way or woonerf as a base façade treatment.
- Consider signing the “woonerf” as a “woonerf.”
- Like project a lot, addition to Papa Phil’s should be more distinct.
- Simplify northeast elevation of addition to Papa Phil’s to not compete with the front elevation treatment of the existing structure, especially the parapet.

Sebald spoke in non-support of the residential structure because of its height and proximity to Lake Wingra, a high density issue.

ACTION:

On a motion by March, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0-1) with Woods abstaining. The motion required that signs be provided for the woonerf at its two entry points, with the utilization of no split face block at the base of the adjoining structure with differential treatment of the northeast elevation of the commercial building addition, especially its parapet. The Commission requested the applicant inform it on the acceptability of porous pavement for fire access purposes.

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 7, 7, 8, 8, 8.5, 8.5 and 9.

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	-	-	-	-	-	-	-	8
	8	7.5	9	7	-	7	8	8
	8	6	8	8	-	8	7	7
	9	8	9	8	-	9	9	9
	9	7.5	10	7.5	-	9	9	8.5
	7	6	7	-	-	8	7	7
	8	9	8	8	-	9	9	8.5

General Comments:

- Exemplary infill project design. The careful thought given to the vehicle-pedestrian behaviors in the woonerf is exceptional.
- Glad to see a “designed” approach to the planting of a rain garden to integrate it better into an urban setting. Appreciate the screen and vines along the adjacent commercial building.
- Bravo on the woonerf plan and landscaping concepts. Horizontal siding doesn’t go with Tudor style. Simplify Papa Phil’s addition.
- Fantastic, groundbreaking “woonerf” site design!
- Nice transition from a commercial street to a park area.