

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 8, 2017
TITLE: 1720 Monroe Street & 625 South Spooner Street Mixed-Use Housing and Retail Planned Development (GDP-SIP). 13 th Ald. Dist. (49395)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Janine Glaeser, Secretary	ADOPTED: POF:
DATED: November 8, 2017	ID NUMBER:

Members present were: Richard Wagner, Chair; Amanda Hall, Lois Braun-Oddo, Cliff Goodhart, Rafeeq Asad and Tom DeChant.

SUMMARY:

At its meeting of November 8, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** of a mixed-use housing and retail Planned Development (GDP-SIP) located at 1720 Monroe Street & 625 South Spooner Street. Appearing on behalf of the project were Doug Hursh, Jacob Morrison, Anne Neujahr Morrison and Tom Neujahr, representing ULI; Paul Lenhart and Sam Munger. Registered neither in support nor opposition and wishing to speak were Muriel Krone, Dan Scanlon and Tanya Schlam. Morrison presented development plans, referring to the original Randall State Bank application from 40 years ago (same team). They understand the history and are familiar with the site. They addressed goals in terms of housing shortage, strengthening the Monroe Street retail environment, being pedestrian-friendly and environmentally responsible. They have held meetings with the neighborhood and with Planning Division staff, and referred to the Monroe Street Neighborhood Plan. They are preserving one house on Spooner Street. They discussed the existing conditions as being out of place with the existing TSS zoning. Context images were shown. The building steps away 2-feet from the property line, with the corners at 4.5-feet. Building materials would be traditional with a ground base, middle and top; brick in two colors with solid balconies and top story metal. They discussed the commercial shops at the street level and the main apartment entry.

Dan Scanlon spoke as a neighborhood resident living 50-feet from the site, expressing concerns with noise, the proposed 5-story, 70-foot height that will put residents in a shadow. He recommended a 3-story height limit to meet the Monroe Street Plan and minimize adverse effects.

Paul Lenhart spoke as a neighbor, calling this a great addition to the neighborhood. He fully supports 5-stories and may be a contractor on the building.

Muriel Crone lives in the neighborhood and expressed concerns with living directly behind such a huge building. She would no longer have any sun and she is a master gardener. She would like the height cut down to the original Monroe Street Plan at 4-stories. The team is keeping the house at 625 S. Spooner Street, but cut off the entire back end. She further noted concerns with parking.

Sam Munger spoke as a neighborhood resident in support of density and diversity. He does have concerns that the development is done well, and in keeping with the neighborhood plan.

Tonya Schlam spoke as a resident next to the house being saved. She supports development if it keeps the space healthy and quiet. The team has not yet addressed noise, pollution, traffic or deliveries in writing. She worries about a decrease in quality of life. The sun will be blocked. What can the team give back to the City in exchange for height? This isn't benefitting the neighborhood. She would prefer no restaurants located here because of concerns with smoke and pollution. She would love some guarantee in writing. She further expressed concerns with sound, a possible restaurant venting towards her house (it should go through the roof), the parking vent (exhaust concerns). There needs to be a plan in place for deliveries and parking.

Comments and questions from the Commission were as follows:

- Monroe Street rendering – the building looks symmetrical, minus the balconies – looks 99.5% symmetrical.
 - Correct, it's not completely symmetrical. Use modular sizes. The right side balcony facing toward side. Different from plans is 5th floor. Spent more time on proportion. Main upper entry is stepped back with raised windows.
- Appreciate change - no sawtooth. Don't like the railings, if you're trying to make a stepback; would rather see a wall than a railing. It feels like it is thought of later. I like the treatment at the top, it's darker in the first iteration, receded more.
- Bring shadow studies when come back.
 - We wanted to take advantage of the views on the upper floors, wanted to see through it.
- Detail wall comes up 20", then rail above that. Knee height with short rail above – might be closer. Visibility trade off – privacy. Partial wall with step back of railing. See top of building as top, not decorative.
- Look at the darker material. The renderings look looming, but in reality it's more recessive. Look at darker standing seam metal.
- Provide sun studies. Pay attention to service elements. Like the Bedford apartments – like rhythm with little details to distinguish units. When you get better renderings we'll see the rhythm of the details. Accentuate the rhythm of units down the street. Help break up to residential scale. Go to West Lawn elevation. Is the apartment entrance on the corner? Los the apartment entrance on Monroe Street.
- Love this design.
- The neighborhood is concerned about going in and out onto Spooner Street; resolve that with Traffic Engineering.
 - We have ordered a traffic study; it will be available at the next meeting.
- How will the height and bulk affect properties to the north?
 - We will bring sun studies to the next meeting and show the impacts.

ACTION:

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