

**AGENDA # 8**

City of Madison, Wisconsin

**REPORT OF:** URBAN DESIGN COMMISSION

**PRESENTED:** January 9, 2008

**TITLE:** 430 West Dayton Street - Demolition of a House, Conversion of a Basement Into a Dwelling Unit in an Existing Three-Unit Building and the Construction of a New Three-Story House on the Rear of the Same Lot, PUD(GDP-SIP) 4th Ald. Dist. (07292)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** January 9, 2008

**ID NUMBER:**

Members present were: Lou Host-Jablonski, Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, Bonnie Cosgrove, Richard Wagner and Jay Ferm.

**SUMMARY:**

At its meeting of January 9, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL**. Appearing on behalf of the project was Brandon Cook. Prior to the presentation staff noted to the Commission that subsequent approvals by both the Plan Commission and Common Council following the Urban Design Commission’s granting of initial approval of the project provided for the approval of only the addition of an apartment in the basement of the existing 3-unit building proposed as part of Phase I of the development only, with consideration for the proposed demolition of the existing attached single-family home requiring future consideration as part of an amendment to the PUD zoning applied to this property. Staff noted to the Commission that the view of the “coach house plans” proposed as part of Phase II of the development were no longer within the scope of their review based on the limited approval of the development of a basement unit by both the Plan Commission and Common Council under the requested PUD zoning due to issues with consistency with the PUD requirements for Downtown Design Zones. Cook then presented plans dealing with the approval of the Phase I basement unit only, emphasizing the removal of extension posts on existing porches, the review of material samples and colors for the renovation of the exterior of the existing 3-unit building on Dayton Street.

**ACTION:**

On a motion by Rummel, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion provided for approval of the first phase development only; the creation of an additional basement unit.

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 4, 5, 6, 6 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 430 West Dayton Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	5	-	-	-	-	-	-
	-	-	-	-	-	-	-	6
	-	5	-	-	-	-	-	5
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	4
	-	-	-	-	-	-	-	6

General Comments:

- Fine. Looking forward to Phase II.