

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 4, 2009
TITLE: 115 & 117 South Bassett Street - PUD(GDP-SIP) for the Conversion of a Single-Family Home into a Three-Unit and a Two-Unit into a Four-Unit Building Plus a New Six-Unit Apartment Building to the Rear of the Lot. 4th Ald. Dist. (14911)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: November 4, 2009	ID NUMBER:

Members present were: Marsha Rummel, Dawn Weber, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Richard Wagner, Jay Ferm and Ron Luskin.

SUMMARY:

At its meeting of November 4, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 115 and 117 South Bassett Street. Appearing on behalf of the project were Brandon Cook, Josh Johnson, Matthew Aro and Peter Ostlind, representing the Bassett District of Capitol Neighborhoods. In response to the Commission's previous comments to provide additional bike parking as well as moped/scooter parking Johnson noted the plans had been revised to provide for 12 bike parking stalls outside of the combined buildings to satisfy city ordinance requirements in addition to 12 indoor stalls facilitated by four bike wall units as well as 6 moped parking stalls on the exterior. Following a review of the revised plans the Commission noted the following:

- Concern with the loss of one tree for 4 bike stalls.
- Square off planting area along easterly lot line for additional tree planting and add a columnar tree in the southeast corner of the front yard.
- Pete Ostlind spoke noting the need for one bike stall per bedroom for the project provides for 32 bedrooms; therefore, needs 32 stalls. In addition, Ostlind noted his concern with precedent of surrounding the site with parking and building as a norm for development within the area along with the need to provide infrastructure to support density as proposed.

In the discussion by the Commission was as follows:

- Leaving the buildings in place on the street side maintains the character to the area neighborhood; with the back as currently an improvement.
- Comfortable with bike and moped parking as proposed. Agree with Ostlind in not providing a precedent for development established with density and bulk of the development as proposed.

ACTION:

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). The motion required a bump-out of landscaping on the east side and front yard to incorporate an additional tree as well as a columnar tree within the front yard to be approved by staff. In addition, a sedum roof should be included in the approved document and look at stacked bike parking to increase the interior number of bike parking stalls. The motion also lauded consideration of a green roof for the new building.

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, 6.5, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 115 & 117 South Bassett Street

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

General Comments:

- The modern design is interesting. High density infill needs enough infrastructure but there are consequences with so much hardscape in small area for trees and greenspace.
- Nice architecture – concern that we are trading bike/moped for landscaping.
- Bravo.