

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** June 17, 2009

**TITLE:** 115 & 117 South Bassett Street –  
PUD(GDP-SIP) for the Conversion of a  
Single-Family Home into a Three-Unit and  
a Three-Unit into a Four-Unit Building. 4<sup>th</sup>  
Ald. Dist. (14911)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

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

**ADOPTED:**

**POF:**

**DATED:** June 17, 2009

**ID NUMBER:**

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Members present were: Bruce Woods, Marsha Rummel, Richard Slayton, Richard Wagner, Todd Barnett, Dawn Weber, Jay Ferm and Mark Smith.

### **SUMMARY:**

At its meeting of June 17, 2009, the Urban Design Commission **REFERRED** consideration of a PUD(GDP-SIP) located at 115 and 117 South Bassett Street. Appearing on behalf of the project was Brandon Cook. Prior to the presentation staff noted significant insufficiencies with the application as submitted relevant to the lack of detailing and labeling on elevations for each building in regards to existing and proposed improvements, additions, materials as well as window openings being accurately delineated within the submittal, as well as lack of effective identification of each individual building. Staff further noted issues with the readability of the proposed site plan produced at a diminished scale. Staff further noted that insufficiencies provide an impediment in consideration of initial approval of the project as a PUD(GDP-SIP) where the lack of detailing would make it difficult for the Commission to make a finding that the **Statement of Purpose** for a **Planned Unit Development District** as contained in Section 28.07(6), Zoning Code could be addressed as follows: “The Planned Unit Development District is established to provide a volunteer framework designed to encourage and promote improved environmental and **aesthetic design** in the City of Madison...” The insufficient amount of detailing within the proposed building elevations and site plan make it difficult for the Commission to assail that this provision adequately addressed with the project as presently proposed. In addition, staff noted the project’s previous referral from the meeting of June 3, 2009 in order for the applicant to receive input from the Capitol Neighborhoods, Inc./Bassett Neighborhood Association as provided within a memo from Peter Ostlind. Staff further noted that development of these properties as part of a Planned Unit Development also coincides with the applicant’s request for a zoning variance to allow the properties to be developed under its existing R6 zoning designation due to issues with an 18” higher placement of a new foundation for the building at 115 South Bassett Street, the increase in height provides that no longer conforms to the underlying setbacks required of the property’s R6 zoning designation. Cook remarked that the application for development of properties under the PUD zoning is a fall back to the potential lack of success for granting of the variance by the Zoning Board of Appeals. Staff further noted that the development of the property at 115 South Bassett Street under the requested variance provides for its development as a 2-story with the PUD(GDP-SIP) proposal under consideration provides for its development as a 3-story building. Following discussion Cook provided an overview of the proposed building plan and site details. Cook noted that the development of the two buildings at the front of the combined lots provide are the first phase of development with the anticipation that successful

approval and completion of the improvements will make way for future Phase II development of two coach house style residential buildings at the rear of the lot partially vacant and also containing a detached garage. Following Cook's presentation the Commission noted the following:

- Issue with the amount of paved surface at the rear of the combined buildings. Eliminate one driveway with the remainder to provide access.
- Question the development of a PUD as a tool to do what variance can't do. Question the public purpose.
- Need to provide a complete site plan including a complete PUD with complete build-out that includes the future Phase 2 coach houses proposal.
- Architecture as is now is unacceptable, not good enough as a PUD; inappropriate use of PUD zoning.
- Need complete site plan, provide photographs for context including aerial photo that provides details on the density and bulk of adjacent development.
- Need full details on the PUD submittal including better architecture. Provide better graphics including details on the ground plane, the physical appearance of the buildings, provide drawings that show and clearly delineate the project as proposed.
- Would support carriage house developments as exist on Williamson Street but project as proposed is not there without the details.
- Look at proportions of the building elevations in conjunction with the appearance of proportions of existing buildings in the area to work as a guide in the redesign of the building to be in character with the architecture of adjacent existing contemporary residential buildings, in addition rework window locations and proportions at the buildings proposed to be modified.
- Consider a full two-story version of the building at 115 South Bassett; would work better than three as proposed.
- Deal with pasted on dormers that were only done to get more space.
- Resolve issues with architecture.
- Make 115 a different building than what is being done to 117 South Bassett.

### **ACTION:**

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **REFERRED** consideration of this project. The motion was passed on a vote of (8-0). The motion to refer required the address of the above stated issues as further specified:

- Provide complete site context in relationship to adjacent properties' information, as well as aerial photographs.
- Reduce the amount of pavement over both combined lots, including abandoning one of the two drives.
- Look at stretching out the back of 115 South Bassett in order to maintain its appearance at the street with a rear addition and eliminate the proposed third story.
- Provide more architecture beyond adoption of features from the adjoining house. Make the architecture for 115 South Bassett a departure from that proposed for 117 South Bassett. Provide architectural detailing on both buildings comparable to that on adjacent similar structures.
- Provide a complete site plan and other details that include the proposed future phase coach houses to be developed at the rear of the property.
- Provide architectural detailing to the level of PUD that includes professionally rendered building elevations, site and landscape plans including the ground plane fully delineated and specifics of the full scope of the project.

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 2, 3, 3 and 4.

**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
<b>Member Ratings</b>	6	3	-	-	-	6	6	4
	-	1	-	-	-	-	6	2
	3	2	1	-	-	4	6	3
	-	-	-	-	-	-	-	3

General Comments:

- Need complete site context. Building “envelope” needs to be architecture not close now.
- Appreciate idea to densify lot but fails...too much pavement, awkward proportions of addition...house on steroids. Bad!
- Applicant needs to get professional architectural services.
- Poor execution of design.
- Current design is totally unacceptable. I want to see a PUD design for entire site as completely built out!