

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 19, 2011

TITLE: 202 & 206 North Brooks Street –
PUD(GDP-SIP), Five-Story Residential
Building with Fourteen Units. 8th Ald.
Dist. (24171)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: October 19, 2011

ID NUMBER:

Members present were: Richard Wagner, Marsha Rummel, Todd Barnett, Dawn O’Kroley, Richard Slayton, and John Harrington.

SUMMARY:

At its meeting of October 19, 2011, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD(GDP-SIP) located at 202 and 206 North Brooks Street. Appearing on behalf of the project was Joseph Lee, architect, representing Joe McCormick, developer. Plans were presented for a four-story, 14-unit student housing building on the northwest corner of Brooks Street. The lot is 65’ x 72’ with a zero lot line. Masonry and brick materials will be used with metal panel above. The first floor would be common space with the first floor units being raised about 5-feet to allow for garden space. The Secretary stated that the Regent South Campus Neighborhood Plan supports Academic/Research on this parcel. This issue will have to be taken up with the Plan Commission as this proposal is inconsistent with the neighborhood plan designation, as well as the Comprehensive Plan. The neighborhood development plan would consider this proposal to be a 5-story building and would support additional story height. The Commission asked for context of the building with its surroundings. The Commission made the following comments:

- Need to provide context information in order to evaluate project.
- Look at the ramp for the moped parking and access; provide 1 to 1 counts for bike and moped parking and show outside on-site accommodations.
- Small details like the parapet not popping out should be looked at.
- Look at bioretention systems for the roof and provide details on the parapet.
- Consider the first floor for commercial space rather than a community room with club room on another level beyond first floor.
- Eliminate building behind building on display board.
- Show proposed building in context with adjacent development in perspective renderings.
- Firm up number of units to bedroom counts.
- Look at external bike and moped parking in addition to pizza/truck delivery accommodations.
- Look at the parking locations.

- Regarding the raised level – look at how the elevation plays against its neighbors once it's raised, and if you look at your plan you've got negative space at the corner on the first floor and at the ground floor you've got a concrete lid in the basement.
- If you simplified your plan and eliminated the half double elevator and created a standard basement you could get one garden unit in the back.

ACTION:

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

URBAN DESIGN COMMISSION PROJECT RATING FOR: 202 & 206 North Brooks Street

| | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| Member Ratings | - | 6 | - | - | - | - | 6 | - |
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General Comments:

- Interesting corner design. Look at green infrastructure for stormwater and open space.