

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 22, 2014

TITLE: 2029, 2033, 2037 South Park Street & 2032 Taft Street – Multi-Family Apartment Development Consisting of 11 Units in UDD No. 7. 14th Ald. Dist. (32819)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 22, 2014

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Lauren Cnare, Melissa Huggins and Tom DeChant.

SUMMARY:

At its meeting of January 22, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of a multi-family apartment development located at 2029, 2033, 2037 South Park Street and 2032 Taft Street in UDD No. 7. Appearing on behalf of the project were Randy Bruce and Frank Staniszewski, both representing Madison Development Corporation. Bruce described the project of a simple building design for low to moderate income residents, while using different window patterns and colors to brighten up the project. At a neighborhood meeting the neighbors asked for removal of the play area; it is now an open space. The Planning Division staff report noted the building height; the roof pitch has been reduced to address that. Fiber cement siding or composite wood will be used, material samples were shown. The condenser units for the air conditioning have not yet been sited, with possible locations being the side yard and in front. Soffit lighting for the front is proposed, with downlight walpaks on the garages.

Comments and questions from the Commission were as follows:

- You need some visitor bicycle parking.
- On South Park Street I feel like that’s going to be a tough spot for single-family. I would hope that in the future staff would allow greater density along these transportation corridors. I think increased density is really appropriate on Park Street.
 - o The neighborhood plan called for this to be single-family, they view this as an extension of Beld Street.
- The landscaping differs from this plan to the site plan. Study the geometry of the canopy trees so it reinforces Beld Street.

ACTION:

On a motion by Huggins, seconded by Cnare; the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0).

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 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2029, 2033 and 2037 South Park Street & 2032 Taft Street

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

General Comments:

- Very good project given budget and need in neighborhood.
- Nice addition to Park Street. Not bad design for low-moderate income.