

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** March 31, 2021

TITLE: 216 S. Hamilton Street - New
Development in UMX Zoning. 4th Ald.
Dist. (64509) **REFERRED:**

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: March 31, 2021

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Craig Weisensel, Christian Harper, Jessica Klehr, Shane Bernau, Rafeeq Asad, Tom DeChant and Russel Knudson.

SUMMARY:

At its meeting of March 31, 2021, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development located at 216 S. Hamilton Street. Registered and speaking in support was Christopher Gosch. Registered in support and available to answer questions was Jason Iverson.

This new development looks at the future of office work and is what people are looking for. The team received positive feedback on live-work spaces in a true sense that hasn't really been done in Madison. Given the site and location, they thought it would be a really interesting and good use for this site. It sits mid-block on Hamilton Street as an infill site, there is an existing single-family house that was converted to office use in the early 1950s. This fits within UMX zoning and needs no conditional uses. They have gone to the Landmarks Commission for demolition of the existing property. They are proposing four units in 2-stories with the opportunity for people to have an ownership stake in this while addressing post-COVID concerns. They will use the existing curb cuts on Hamilton and Doty Streets. This will create a continuing streetscape from the Capitol down to the lake. They have spoken with the Courthouse coffee shop about a space for a subscription meal order service from their commercial kitchen. There will be four on-site parking spaces, with plenty of street parking available, particularly on Hamilton Street.

The Commission discussed the following:

- This is a really cool urban infill project. I like the use of materials, simplicity of the design. I love the red box too, that's a very nice touch. What I'm concerned about is the termination of materials, they tend to just stop and look kind of loose. Look at how you end your materials, it looks kind of unfinished. How they terminate at the ground, how they end can use a little bit of refining. A very nicely designed project, I like the contemporary feel of it.
- Why is it only two stories when it's next to this huge building?
 - We looked a number of iterations. The site isn't really that big, we didn't want to overwhelm the site, we know we can go six stories here but we wanted to be comfortable and proportional on

the site. We were concerned about running up against the bird glass ordinance, we also were concerned about what we were going to do with parking.

- Are you anticipating doing anything on the roof?
 - We've talked about it, I'd like to explore that in more detail without a doubt.
- I like this project, it's really attractive. It's interesting after the Scooter Therapy discussion when it became apparent the live-work units weren't actually together. These would be sold as a condominium rather than any regular rental lease?
 - Correct, they'd be separated vertically with each being its own condo unit for sale.
- There doesn't appear to be much space for landscaping but you do have some on the plan, you show bamboo, work with somebody that can steer you to appropriately Wisconsin hardy plants.
 - We were told without a doubt that that bamboo will survive in Wisconsin and we are planting some at the Barracuda right now. We'll make sure.
- Aesthetically I love it, the materials, the detail of the wood accent bands. The streetscape presence of a two-story is really nice and happens to pair well in proportion to the building next to it. I do have to say my initial reaction was of thinking about density in downtown, two stories seemed off, the only thing that would make me like it better is if it was three-stories.
- Having a different size and density mixes it up a little bit.
- It's a nice reprieve for some views to the sky from the rest of the surrounding buildings. I like this quite a bit, I encourage you to have some occupiable space on the roof, it would be a marvelous asset for the occupants.

ACTION:

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