

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 16, 2009
TITLE: 430 West Dayton Street – PUD(SIP) – Demolish Existing Structure and Construct a 2-Unit Apartment. 4 th Ald. Dist. (16823)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 16, 2009	ID NUMBER:

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

SUMMARY:

At its meeting of December 16, 2009, the Urban Design Commission **REFERRED** consideration of a PUD(SIP) located at 430 West Dayton Street. Appearing on behalf of the project were Jeffrey Wills, representing Mifflin West Neighborhood/Capitol Neighborhoods; Michael Eberle, Matthew Aro, Josh Johnson, all representing Brandon Cook; and Brandon Cook. Prior consideration of the item, staff informed the Commission that the applicant was unaware and unprepared to provide for a review of the amended PUD-SIP in address of the Planned Unit Development District (PUD), Downtown Design Zone Criteria as well as the Exterior and Interior Design Criteria for a Planned Unit Development Districts and Downtown Design Zones. Staff noted that the requirements of Section 28.07(6)(6). Zoning Code requires “pre-submittal phases”. The pre-submittal phases require a “Pre-Design Conference” with Planning and Zoning staff to review and discuss the aspects of the proposal including but not limited to the site and its context, potential impacts of the project, and initial design direction. The pre-submittal criteria also requires a “concept presentation” submitted for review by the Urban Design Commission at an informational meeting where no formal action be taken by the Commission. Since both of these requirements had yet to be provided prior to the request for initial approval of the project as noted on the Commission’s agenda, staff emphasized that any review of this project would be considered a courtesy/informational presentation. Staff noted that following the applicant’s completion of the pre-submittal phases as required by Ordinance, formal consideration could be provided by the Commission in the future.

Johnson and Aro then provided a review of the development of the two-story with loft structure located in the rear of an existing structure abutting the property’s Dayton Street frontage.

Following the presentation, the Commission noted the following:

- A potential issue with the weaving of fiber cement lap siding at the corner of the proposed structure including issues with mitering.
- There is existing extensive open space at the core of the block based on the existing development pattern in the area; move building to maintain open core of block.
- The use of no-mow fescue would be mud over time; look at alternatives.

- Need to dig down and reach strainable soils in addition suggested use of ferns or clump (native bamboo). The plans need to be amended to show everything on the entire zoning lot including the existing structure to remain.
- The applicants should speak with Zoning and Planning staff relevant to the required address of the PUD criteria.
- Explore more windows on the northeast elevation.
- The plan needs to speak the usability of planned spaces between the existing and proposed structure.
- Question the use of a building replacing open space.
- The site plan needs to show street and adjacent buildings around the site.

ACTION:

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **REFERRED** consideration of this project on a unanimous move of (7-0) with the emphasis that the applicant shall satisfy the pre-submittal phase criteria prior to any formal consideration of the project by the Urban Design Commission as well as address the above stated concerns. The motion was passed on a vote of (7-0).

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 4, 5, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 430 West Dayton Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	7	7
	-	-	-	-	-	-	-	5
	5	6	-	-	-	6	6	6
	-	-	-	-	-	-	-	4

General Comments:

- This could be really nice – good design! Mitered cement board corners? Detail? Examples of built work?
- Good start.
- Consider native woodland ground covers where appropriate (ferns, sedges).
- Interior block development will disrupt open space. Accessory building is permitted in transition zone but wonder if best location.