

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: April 13, 2015

TITLE: 710 East Mifflin Street - New
construction adjacent to a Designated
Madison Landmark. 2nd Ald. Dist.
Contact: Veritas Village LLC

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: April 13, 2015

ID NUMBER: 37630

Members present were: Stu Levitan, Chair; Erica Fox Gehrig, Vice Chair; Christina Slattery, David McLean, Marsha Rummel, and Michael Rosenblum.

SUMMARY:

Joseph Lee, SLA Architects, registering in support and wishing to speak.

Lee said that two-thirds of the block is bound by Dayton Street, Livingston and Mifflin Street. The proposal is a three and four-story building. There will be one level of covered parking with a two and three-story building above. Along Dayton Street, four stories on the darker orange part of the plan and lighter yellow areas are three stories, same along Mifflin Street. Along both of those streets there are private courtyards which break up the mass and scale of the building. The fourth floor is set back from the street. Lee explained that the Neighborhood Association and Planning staff have been very involved in the design. Along Mifflin Street, across from the Constellation building, it's more of a contemporary modern feel. Along Dayton Street, more traditional aesthetic. The material they are proposing is high quality masonry material. The base would all be the same, buff color, concrete masonry product. Two different colors of brick and then a common dark-colored middle. Along Livingston there's kind of a step down, more of a real dark charcoal color. Fiber cement siding for both all around the project. It's a real rich color pallet, high quality material.

Robert McCaigue, registering in support, and available to answer questions.

Zi Chong, T. Wall Enterprises, registering in support.

Patrick Heck, Tenney Lapham Neighborhood Association and Das Kronenberg Condominium Association, registering neither in support nor opposition and wishing to speak. Mr. Heck stated the proposed building is large and visually intrusive. He is concerned that the mass creates a wall.

Lee said they have reduced their plans from five stories to four. This is the result of many months of back and forth with stakeholders.

Staff explained that it would help the Dayton Street side to use building forms that are smaller so that you can see through the buildings to the building beyond in a layered city. It's about giving Das Kronenberg the right context which means letting the landmark sit in a place that's comfortable for it. Her recommendation was to forward the remaining design comments to the UDC and the PC for their further consideration.

There was general discussion about the design and the issues related to the adjacency to the landmark.

Staff clarified that the proposed development is not adjacent to the designated landmark City Market because of a narrow site between the two properties.

ACTION:

A motion was made by Gehrig, seconded by Slattery, to advise the Plan Commission that the proposed development is not so large or visually intrusive as to adversely affect the historic character and integrity of the landmark and that design comments shall be shared with other commissions. Motion approved by voice vote.