

AGENDA # 13

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 19, 2010
TITLE: 416 West Mifflin Street – PUD(GDP-SIP), Demolition of Building for a 4-Story, 33- Unit Apartment Building. 4 th Ald. Dist. (18500)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 19, 2010	ID NUMBER:

Members present were: Richard Slayton, Todd Barnett, Mark Smith, Bruce Woods and Richard Wagner.

SUMMARY:

At its meeting of May 19, 2010, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) located at 416 West Mifflin Street. Appearing on behalf of the project was Gary Brink, representing Raymond Management Company. Brink presented the plans for the demolition of a building for a new apartment building utilizing a combination of horizontal siding and brick. The building steps back at the fourth floor. All units with the exception of one will have balconies. There is one level of underground parking to accommodate 16 vehicles, with 34 bicycle stalls and 12 moped stalls inside; along with 3 moped and 4 bicycle visitor parking located in the front yard. The garage door has been recessed so it's not the leading edge. Comments from the Commission were as follows:

- The trellis over the upper balcony doesn't look in keeping with the building. Maybe a metal lattice would work better.
- Like the proportions.
- Consider using the same material as the railings for the trellis to tie them together.
- Appreciate the attention to detail.
- The base of the building appears as if the top floors are crushing the first floor. You may need a stronger base, or a stronger break between the 1st and 2nd floor.
- Pay attention to each and every detail. Pick a style. Pick a direction.
- The floor plans are really nicely thought out.
- Is this one building or a collection of rowhomes, affirm architecturally.
- This is very clean and open.
- Very nice.
- Nice work and nice presentation.

ACTION:

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

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 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 416 West Mifflin Street

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

General Comments:

- First floor looks like it is being crushed. Increase height?