

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> December 2, 2009
TITLE: 801 South Park Street - PUD(GDP-SIP), Mixed-Use Development in UDD No. 7. 13th Ald. Dist. (16320)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: December 2, 2009	<b>ID NUMBER:</b>

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Members present were: Bruce Woods, Richard Wagner, Jay Ferm, Richard Slayton, John Harrington, Marsha Rummel, Dawn Weber and Ron Luskin.

### **SUMMARY:**

At its meeting of December 2, 2009, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 801 South Park Street. Registered on behalf of the project were John Bieno, representing TJK Design Build; Shane Bernau, Greg Kopish, Seth Nicholson, Dale Richardson, John Lombard and Dianne McCaughey. Bieno presented the modified plans noting the following:

- A reorientation of the building's main entry to South Park Street façade.
- Bieno noted he could not pull the building to the street due to costs where the plans have been modified for enhanced landscaping along with a raised entry and ramps including a grand stair feature.
- Relocated entry to the building at Park Street features a canopied cover.
- The upper elevations feature a reduction in EIFS.
- The overall building façade has been modified to drop the belt around the building to create a base, middle and top relationship.
- In response to issues raised with the use of EIFS, Bieno noted that EIFS provides for a change in texture, color and material at a low cost in an area well above grade.

Following the presentation the Commission noted the following:

- Question the blank walls on the north elevation; missing an opportunity to provide windows where there is occupiable space, along with providing daylighting opportunities within the stair areas.
- The bump out of the upper elevation at Park Street appears odd, top heavy, doesn't appear to fit, problem with bump out and how it comes together with the lower story. Consider downsizing the landscape buffer at the rear of the lot to eliminate pinch point with the loading area.
- Eliminate all signage on the top residential portion of the building don't want signs on residential portion of the building.
- Need to deal with signage specifics now in order to deal with how it relates to the building's architecture.

- The modified plans still lack interplay between the street and the building, consideration for additional connections to the street should be provided.
- Don't put bike stalls in back alley due to vandalism issues; relocate to front main entry a minimum of two stalls and provide for interior/long-term bike storage on a stall-per-bedroom basis, in addition to looking at structured bike rack storage.
- Look at building's corner pinch point; provide a perspective detail.
- Look at relocating drain from across the parking lot from pump pipe to southerly portion of lot along the row of surface parking due to freeze/thaw issues.
- Like what is being shown as sign location.
- On south elevation intermingle bike parking with landscaping.
- Provide perspective on what exists around the site.
- Provide details on the corner foyer and fenestration, look at how it melds, provide natural light in living room areas.

Public testimony by Seth Nicholson raised issues with the back patio screening and height and the need to work with Planning to minimize effect on his adjacent single-family home. Nicholson suggested the applicant consider moving upper balconies to the side elevation versus overlooking his property at the rear. Dale Robertson spoke noting the need for the applicant to be aware of water table issues.

**ACTION:**

On a motion by Slayton, seconded by Ferm, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (4-3) with Rummel, Harrington and Weber voting no. The motion required address of the following:

- Study adding bike parking close to entry and provide bike parking at a level of one stall per bedroom.
- Look at proportion of upper Park Street elevation bump out and its relationship with adjoining balconies where balconies should be a minimum of 5-feet in width.
- Look at providing windows on the tower's south upper elevation along with including the north elevation adjacent to the alley within the stairwell and the first floor commercial space.
- Look at planting screen view of house but maintain view of the lake.

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, 5, 5, 5, 6, 6 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 801 South Park Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	6	-	4	-	5	5	5
	5	5	6	-	-	5	6	5
	-	-	-	-	-	-	-	4.5
	6	7	6	-	-	6	7	6
	6	7	7	7	5	6	8	7
	-	-	-	-	-	-	-	6
	6	6	6	-	4	5	5	5

General Comments:

- Expect high level of architectural design for top two floors – still needs to work on tower, and Park Street setback. Address concerns of neighbors for screening of patio. No signage on tower. Good location for infill if done well.
- Excellent building for Park Street. First floor needs stronger connection/access to Park Street.