

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 12, 2006
TITLE: Ingersoll & East Wilson Streets – PUD(GDP-SIP), Two Buildings/61-Units. 2 nd Ald. Dist. (04091)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 12, 2006	ID NUMBER:

Members present were: Lou Host-Jablonski, Chair; Todd Barnett, Lisa Geer, Cathleen Feland, Robert March and Michael Barrett.

SUMMARY:

At its meeting of July 12, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD(GDP-SIP) for three buildings containing 61-units located at Ingersoll and East Wilson Streets. Appearing on behalf of the project was J. Randy Bruce. The plans as presented by Bruce provide for the redevelopment of the northeasterly corner of the intersection of South Ingersoll Street and East Wilson Street directly abutting the future “Central Park.” The existing structures on the site will be demolished to provide for the development of a three building complex featuring two 24-unit buildings book-ending a 27-unit building with all three buildings providing for direct connections to the street by way of porch/balconies or stairs, with common areas provided between the three buildings, as well as at the center of the site at the rear of the 27-unit building. All three buildings have the potential to be linked at the fourth story to interconnect and will overlay a lower level parking deck. Following the presentation, the Commission noted the following:

- Great with steps to street from units with walk-ups are provided to mitigate the raised building due to groundwater depth issues.
- Concern with the style of the buildings establishing the mode of architecture for the area.
- Regardless of architecture, building should embrace the park.
- Relevant to the private area in back, it is important to provide for active uses.
- Provide a section through the building to give more information on the relationship of the proposed development with adjacent streets, as well as existing development.
- Depth of balconies important, especially towards the park side.
- Provide one bike stall per bedroom.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no 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 7 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: Ingersoll and East Wilson Streets

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	7	-	-	-	7	8	-
	7	7	7	-	-	8	7	7
	8	8	-	-	-	8	9	8.5

General Comments:

- Site plan fine. But architectural style more austere, industrial? Relate to park.
- Nice beginning!
- Right scaled for this site. Please work on creating “hang-out” places to overlook the park.
- Roof terrace in back will be an important private open space as well as stormwater collection opportunity.
- On the right track.