

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 21, 2007
TITLE: 1022 West Johnson Street – Demolish Two Houses for PUD(GDP-SIP) for a 14-Story, 163-Unit Apartment Building. 8 <sup>th</sup> Ald. Dist. (07295)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: November 21, 2007	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Chair; John Harrington, Richard Slayton, Bruce Woods, Richard Wagner, Bonnie Cosgrove, Jay Ferm, Marsha Rummel and Todd Barnett.

### **SUMMARY:**

At its meeting of November 21, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for a 14-story, 163-unit apartment building located at 1022 West Johnson Street. Appearing on behalf of the project were Bill White, 1022 LLC, John Lesa, Michael Best, Steve Silverberg, Michael Best, Gary Brown, Luther Memorial Church, and J. Randy Bruce, Knothe & Bruce Architects. Appearing neither in support nor opposition were Rebecca Flood, Ken Saiki Design, Nancy Thayer-Hart, Student Center Foundation, and Marty Evanson, Student Center Foundation. Bruce began with a Powerpoint presentation, which demonstrated the proposed 14-story structure's relationship with the adjoining Lutheran Memorial Church (specifically its tower), in conjunction with surrounding existing buildings of various heights. He emphasized that a combined 50-foot separation between the church's bell tower and the proposed residential structure consisting of the Conklin Place right-of-way and proposed building setback would provide an amiable separation between the two structures and provides reasonable visibility of the tower primarily from University Avenue. Bruce further elaborated on the Landmarks Commission issue with the view of the church's spire from Johnson Street, emphasizing in his opinion that the spire was designed to be viewed from University Avenue, not Johnson Street. It was further noted that a 5 or 6-story building would obscure the view from Johnson Street. Public testimony from operators of the adjacent Student Center Foundation (a separate entity from the Lutheran Memorial Church) Marty Evanson and Nancy Thayer-Hart spoke against the project noting the following:

- Not notified of the proposal.
- Concern with structure as planned which will overwhelm their building, eliminate light and air as well as potential issues with drainage.
- Impacts of the 14-story structure and the use of Conklin Place were noted as a problem for the 14-room residential facility.
- It was further noted that appropriate building height and mass for the redevelopment of the site should be comparable to that as provided with the "Pres House" student residential facility located at 731 State Street which is 6-stories in height.

Gary Brown representing Lutheran Memorial Church and the Lutheran Campus Center spoke in support noting satisfaction with the current design of the building. Att. Bill White representing the applicant further elaborated on the Landmarks Commission's recommendation not to support demolition in favor of relocation of the structures, in addition to the building's orientation and relationship with the church's bell tower, where existing sight lines already limit the tower's visibility. White further noted that the Landmarks Commission's recommendation not to support demolition with recommendation for location would be an impediment to the project if relocation could not be provided. He further noted that the building was appropriate at its proposed location where its current use of the site as parking is a place holder. Following the presentation and testimony the Commission noted the following:

- The issue of a shadow study being done for various times of the year in order to get a better idea of concerns from the adjacent residential building.
- The redevelopment proposal is a better use than the existing parking lot but have a major reservation that the building is too tall. Comparison to other buildings, situations and redevelopments in Downtown Design Zone No. 2 does not provide for fourteen stories as proposed, twelve stories it supports.
- Tired of the pancake representation of drawing lines across the top of the building where the Luther Memorial Tower should be higher. Drawing lines across the tops of buildings was not the objective of the Downtown Design Zones, the Lutheran Tower ought to stay taller building.
- Location of moped parking at Conklin could be a location for more trees; offset impact of adjacent student center as well as minimize impact from proposed use for moped parking, in addition to giving student residents a better view.
- In regards to landscaping, question the use of gingkos, as well as lawn and terraces/lawn pads on Mills Street; a maintenance issue. Consider alternative plantings such as no mow grasses or a ground cover. In addition, reexamine the use of dwarf/honeysuckle in regards to spreading issues.
- Look at the hierarchy of cornice treatment between the 12<sup>th</sup> and 14<sup>th</sup> stories.
- Twelve story building will be as tall as this building as proposed due to the structural efficiencies of a 9'6" floor to floor relationship.
- On the building entry problem with the relationship of the vestibule, lobby and terrace area not integrated yet; look at rounding at the entry at the corner.
- Bike parking on deck at Mills does not belong; space is too prime, could be used for a more interactive use.
- Generally the terrace plaza is much improved, but problems with the entry vestibule, lobby and street terrace still needs work.
- Moped space at Conklin Place an issue, will conflict with bike parking areas, relocate to the shared drive area to the east of the building.
- Like looks of the building generally, but building feels a little too big overwhelming space.
- Look at the building's stepbacks, building looks like a solid wedding cake, especially at the 5<sup>th</sup> floor level, break up the bottom of the building to make less predictable.
- Still concerned with height.
- Landmarks issue make it a concern; too many stories, too tall to respect church's tower.
- A change such as the elimination of a story would effect the proportions of the building and create a problem with its design.
- Height not an issue but would be happy if shorter.
- Building height is at upper limits; if lower to deal with tower would have to be substantially lower and may not be necessarily appropriate.
- Height fine, setback and stepbacks; makes it feel better about the tower.
- Topography an issue in relating to other buildings, issue creating a line of standardized building heights around the area as a whole.

- Eliminate the 13<sup>th</sup> story as designed to be redone to match the character of the lower 12 stories.

### **ACTION:**

On a motion by Barnett, seconded by Harrington, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for a 14-story, 163-unit apartment building located at 1022 West Johnson Street. The motion was passed on a vote of (5-3-1) with Barnett, Slayton, Harrington, Host-Jablonski and Ferm voting in favor, Cosgrove, Rummel and Wagner voting no, and Woods abstaining. The motion for initial approval required address of the following:

- Replace the location of moped bike parking on Conklin Place with landscaping in conjunction with the residents in the adjacent Student Center Foundation across Conklin Place to off-set impacts, including the proposed use for moped parking and give student residents a better view.
- Reexamine the location of bike parking on the plaza deck adjacent to Mills Street.
- The architectural treatment of corner tower to better address site/building interior and exterior circulation, including alternative plant species and details in regards to the use of ginkgo, “no mow” or ground cover in terrace planting areas and dwarf bush honeysuckle.
- Study integration of vertical treatment along the Mills Street other elevations including the utility/mechanical penthouse.
- If the two existing buildings cannot be moved or relocated, the project is moot (project cannot proceed).

Two prior motions were withdrawn by their sponsors after discussion as follows:

- A motion by Rummel to grant initial approval based on previous comments by Barnett regarding removal of the top floor, movement of parking off of Conklin Place, address of relocation of bike parking on the plaza adjacent to Mills Street and resolve of landscape issues was seconded by Barnett for discussion purposes. Discussion on the removal of a story provision was clarified by Barnett that his comment was intended to suggest that the thirteenth story’s appearance should be more like the lower 5-12 stories in character. It was also noted by others that the list of modifications in the motion should be contingent on further review following referral of the item. Rummel withdrew the motion.
- A second motion by Slayton for initial approval requiring address of the tower entry refinement issues, the provision of a shadow study in context with the adjoining properties, development on Bascom Hill and within the general corridor was seconded by Barnett. Discussion on the motion emphasized that initial approval of the project would render the need for a shadow study useless since the overall bulk, massing and density of the project would be provided with initial approval. Following discussion Slayton withdrew the motion.

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 1, 4, 6, 6 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1022 West Johnson Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	2	4	3	-	-	3	5	4
	5	6	6	-	-	5	5	5
	-	-	-	-	-	-	-	2
	-	-	-	-	-	-	-	7
	6.5	6	7	7	-	6	7	6.5

General Comments:

- Usable front porches with recognizable front doors. Too much garage frontage on streets.
- Connect units to sidewalks with walks.
- Despite pushing the height limit, this project is well-designed as to how it meets the street; it's setbacks and architecture sensitive to the church and tower.
- Project has potential but many unresolved issues, appreciate how you have addressed many issues.
- Building is too tall for area and undermines historic character of church tower.
- Terrace section much improved. Reduce utility penthouse height? Penthouse corner balconies don't seem to be "there" yet.