

## AGENDA # 4

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> October 21, 2009
TITLE: 115 & 117 South Bassett Street – PUD(GDP-SIP) for the Conversion of a Single-Family Home into a Three-Unit and a Two-Unit into a Four-Unit Building Plus a New Five-Unit Apartment Building to the Rear of the Lot. 4 <sup>th</sup> Ald. Dist. (14911)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: October 21, 2009	<b>ID NUMBER:</b>

---

Members present were: Marsha Rummel, Dawn Weber, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Mark Smith, Richard Wagner and Jay Ferm.

### SUMMARY:

At its meeting of October 21, 2009, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 115 and 117 South Bassett Street. Appearing on behalf of the project were Matthew Aro, Brandon Cook, Mike Eberle, Rosemary Lee, Peter Ostlind, representing the Bassett District of Capitol Neighborhoods; and Josh Johnson. The plans as presented by Johnson noted the following modifications since the Commission's previous review of the project:

- The dormer and stair adjacent to 117 has been modified to simplify the roof form at the rear of the building to accommodate the internal stair.
- The landscaping along the easterly lot line has been simplified in response to the Commission's previous comments.
- Reduce the height of balcony screen to thirty-two inches with open areas supported by stainless steel rods on the five-unit building to the rear; the building also features a green roof with a sedum tray system, along with a rooftop activity area for use by tenants.

Ostlind spoke in favor of the project but noted issues with the lack of effective bike and scooter parking on the site, as not sufficient enough to meet the needs of on-site residents and issues with front yard bicycle parking. Ostlind noted address of the scooter and bike issues would relieve some concern about the project. Ostlind noted further concern that the Urban Design Commission won't get to see how additional bike/scooter parking is provided and how it affects the plans as proposed. Following the presentation the Commission noted the following:

- Provide more bike/scooter parking.
- Provide additional bike parking beyond the code needed to meet City standards as well as on-site use and support the provision of bicycle parking at one stall per bedroom.
- Need to exceed the proposed level of six outside and eight inside for bicycle parking.

- Bicycle parking should be provided at one stall per bedroom consistent with the request from the neighborhood.
- Provide moped parking at the rear of 115 South Bassett.
- Need 30 stalls for bikes and 10 for scooters.
- Look at eliminating one parking stall to accommodate moped/bike parking.

**ACTION:**

On a motion by Barnett, seconded by Wagner, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0). The motion required that additional bike parking be provided at a level of 26 bike stalls with 6 scooter stalls at minimum for this project with its further consideration.

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, 7, 7, 7, 7, 8 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 115 & 117 South Bassett Street**

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

General Comments:

- Bike/scooter parking should not be an afterthought, otherwise a great project.
- Great project.
- Zoning code should require bike stalls per bedroom vs. per unit. Proposed is incredible improvement compared to applicant D-I-Y phase.
- Very interesting, dynamic design.