

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 5, 2017

TITLE: 201-213 North Blount Street – PD, New 8-Unit Residential Apartment Building. 2nd Ald. Dist. (45920)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 5, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O'Kroley, Cliff Goodhart, Lois Braun-Oddo*, John Harrington, Rafeeq Asad and Sheri Carter.

*Braun-Oddo recused herself on this item.

SUMMARY:

At its meeting of April 5, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD for a new 8-unit residential apartment building located at 201-213 North Blount Street. Appearing on behalf of the project were Michael Matty and Chris Oddo, representing Renaissance Property Group. Registered in support and available to answer questions was Jeff Vercauteren, representing Renaissance Property Group.

Oddo presented for the applicant and presented information of what has changed from the Information Presentation, including:

- Diversity of trees along sidewalk within property;
- Addition of a tree;
- Drainage for water quality along Dayton Street frontage;
- Material palette;
- Light pole fixture in parking area.

Jessica Vaughn presented an overview of the staff report, noting that generally, this proposal is consistent with the Planned Development approval standards. Staff would like to have the Commission's input on the following:

- Proposed landscape plan in terms of the comments that were issued by the neighborhood;
- The restoration of the historic architectural detailing of front and side porches and window detailing on the relocated building; and
- The treatment of the detention area as a potential open space amenity, like a small gathering space instead of an open yard.
 - The open space area will serve as a water quality area for the parking lot and will not be able to be programmed as a paved patio area.

- Where will the water quality treatment be located?
- The development has been improving. Look at Barriques on Park Street in terms of parking; the idea is to create the most efficient parking area; that would be fantastic. One of the best things is the back yard/lawn. Go back to Traffic to minimize the paved surface with angled parking. Parking is not appropriate for backyards and not what we should be encouraging. It's a lot of space dedicated to cars.
- How many units are in each of the existing houses?
 - 2, 3, 2.
- Is there a way to reconfigure parking to get more landscape/yard areas?
 - This is the smallest we could get it, without Traffic approving a variance to that. We did go from 23 down to 14. There was pressure from the neighborhood to keep some parking.
- The greenspace facing Dayton Street, is that green or is that a ramp? Are you required to have two ADA units or just one? I encourage keeping the relocated house at its current height when moved. Consider locating the ADA accessible unit in the relocated house to limit the gymnastics of the movements. Look at the skirt of this, in my perception, this skirt is shorter than that skirt. A ramp would be easier to get in if you opt to go to that house.
 - The 8-unit project requires us to have at least 60% of the entrances into the new unit be accessible, and that's part of what that ramp serves.
 - Yes. Would need to provide accessible entrance and unit. Relocated house already has been moved from Caribou lot.
- The entry into the new building, consider utilizing lattice; look at the architecture of your porches and your landscape to create proud entrances and to create up and down.
- Extra pervious surface, the one-way in/out condition of approval take a landscape strip.
- No mow is fine. Itea and Mahonia are difficult to grow and don't look great. Those are things you might want to reconsider. Need shade tolerant; Viburnum could move a couple of feet to the left, with plenty of room to move it a foot or two. I have no problem with the landscape plan.
 - We can look at different species.

ACTION:

On a motion by Goodhart, seconded by O'Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion provided for the following:

- Revisit details of the porches;
- Consideration of plantings with TLNA letter; and
- Work with Traffic Engineering staff to minimize the proposed parking lot as much as possible.

Cleveland, Julie

From: Vaughn, Jessica
Sent: Friday, March 31, 2017 10:59 AM
To: Cleveland, Julie
Subject: FW: RPG Landscaping feedback

Can we get this to UDC for Blount?

From: Patrick Heck [REDACTED]
Sent: Friday, March 31, 2017 10:36 AM
To: Vaughn, Jessica
Cc: Patty Prime; Zellers, Ledell
Subject: RPG Landscaping feedback

Hi Jessica,

I got some feedback from two neighbors who are landscaping professionals. I'm not sure how much of it is useful or pertinent, but here it is:

2 thumbs up for the one Acer triflorum and 1 Acer griseum.

2 thumbs down for the Itea and Mahonia - both say they won't grow well here.

2 thumbs up for the purple pavement roses.

2 thumbs up for the Celastrus on the fence by the Caribou parking.

Both express concern for the no-mow lawn not being properly maintained - can work but can look quite bad if not maintained and few companies in Madison do it well.

Taxus planted between the houses won't work - too close to foundation.

Viburnum dentatum is too big for the location by the garbage - will overgrow driveway.

If the street trees are ashes that will die, then the plan might need to be modified.

Split decision on the front Amelanchiers being too small, but depends on the future of the street trees.

Do you usually pass this on to the development team and get responses? Or, does staff first look at any criticisms?

Thanks,

Patrick

February 13, 2017

Re: RPG Development Proposals at 707-713 E. Johnson and PD for 200 block of N. Blount and part of Dayton

To Madison Plan Commission:

The Tenney-Lapham Neighborhood Association (TLNA) Council has considered the proposals by RPG for the two properties next to the Caribou on the 700 block of East Johnson and the proposal that includes properties on the 200 block of North Blount and around the corner onto East Dayton. On February 9, 2017, TLNA Council voted to support the proposals, although detailed below are items of concern that TLNA prefers be addressed as the proposal moves forward, hopefully as conditions of approval.

RPG and TLNA, along with city staff have worked a long time on these proposals. Chief among concerns by the neighborhood are the retention of existing housing that contributes to the character of the neighborhood, and solutions that conform to the spirit of the Tenney-Lapham neighborhood plan, especially regarding massing and density. There has been a lot of give and take from all parties and we appreciate the willingness of the development team to meet multiple times with the Steering Committee and with TLNA Council. Their willingness to listen to and respond with new ideas was helpful.

TLNA suggests the following conditions and points:

- City should document that any zoning changes and Neighborhood Plan exceptions, including density and teardown/replacements, are not precedent setting and are not meant as a signal that larger or similar developments are desirable to the neighborhood.
- City should include language in the Planned Development (PD) agreement that sale of any property in the PD that is less than the entire PD should be considered a major PD amendment, hence require Plan Commission approval. Neighborhood objections to future teardown/replacement of these properties and the justification for creating the PD should be fully documented in the PD approval.
- The PD should include a requirement that RPG renovate and maintain the front porches and exteriors of the four retained or moved homes. Renovations should be complete within one year of the completion of the new building proposed for Blount St. Full-fledged historical renovations are deemed unreasonable, so repairs should fit the nearby neighborhood's character rather than adhere to strict standards.
- TLNA supports a Conditional Use that allows placing the proposed E. Johnson building 6 feet further away from the Caribou/Laundromat, hence 6 feet closer to the parcel's eastern lot line.
- The moving of 711/713 E. Johnson to Dayton is seen as a good solution to saving the home.

- The demolition of 707/709 E. Johnson and 201 N. Blount are seen as negatives and the developer should be encouraged to locate these homes elsewhere, or at the very least recycle and/or upcycle as much as possible. These teardowns, if allowed, are not meant to be precedent setting or an endorsement of other teardown/replacement developments
- A pre-demolition walkthrough of the properties proposed for demolition should be attended by representatives from the TLNA Steering Committee and City staff.
- City staff should inspect the exteriors and interiors of the homes to be saved and all violations of city regulations should be addressed before any new tenants take residence.
- Commercial entities should be locally owned and enhance the neighborhood.
- The TLNA Steering Committee should be made aware of the plan for residential and commercial garbage, as well as deliveries for the commercial space.
- Encourage reasonable rents in the micro-units, i.e., rent plus utilities should be no more than one-third of the income for a single person making 80% of Dane CMI, i.e., \$1152 per month (using 2015 statistics).
- There should be at least 2 bike stalls or bike hanging facilities for each micro-unit to make the development as bike friendly as possible. Bike parking for the commercial space and for the PD should be exceed City requirements.
- Retain all street trees and as many yard trees as possible.
- A parking reduction from 14 to 10 spaces for the PD is supported, but RP3 parking permits for residents of the four saved or moved homes should be denied, although current residents who remain could be grandfathered in until they move elsewhere.
- If possible, additional green space should be created by removing one of the N. Blount driveways and retaining the other N. Blount driveway, thereby allowing an exception to Traffic Engineering's requirement for two driveways.
- TLNA's Steering Committee should have input on landscaping plans.
- Additional green features, including solar panels, should be included whenever possible.
- HVAC systems for both new apartment buildings should create minimal noise and side venting/input for the apartments should be flush mounted. Additionally, any noise from rooftop HVAC systems and exhaust systems should not impact neighboring structures.
- Any shadows cast by the home moved to E. Dayton or by the new 8-unit apartment building on E. Blount should not have a deleterious effect on the function of the solar panels currently on the roof of 714 E. Dayton St.
- Should dogs be allowed, a station for the collection of dog waste should be included in the project so as to discourage dog waste from collecting on nearby streets.

- Suggest adding artwork or some iconic feature to the upper floor(s) on the side facing outbound Johnson St. traffic, thereby adding a neighborhood landmark and ameliorating the box-like mass of the building.

Thank you for your consideration.

Sincerely,



Patty Prime
TLNA President