

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 13, 2008
TITLE: 101-109 North Franklin Street – PUD(GDP) for the Relocation of the Conklin House. 2 nd Ald. Dist. (08666)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 13, 2008	ID NUMBER:

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

SUMMARY:

At its meeting of February 13, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP) for the relocation of the Conklin House located at 101-109 North Franklin Street. Appearing on behalf of the project were J. Randy Bruce, Knothe & Bruce Architects; Michael Matty, Renaissance Property Group; John Lesa, Ald. Brenda Konkel and Erica Fox Gehrig of Madison Trust for Historic Preservation. In response to the Commission's previous review of the project Bruce presented the following:

- A reduced size surface parking area has been provided off the property's East Mifflin Street frontage featuring a single accessible stall in combination with a bike parking area which allows for enhancement of landscape open space adjacent to the tower element of the relocated Conklin House.
- A single parking stall accessed off the property's North Franklin Street frontage located between 107-109 North Franklin Street and 103-105 North Franklin Street provides an alternative location for a previously proposed stall. Bruce further noted that there was no additional requirement for a Landmarks Commission approval based on its earlier consideration of the project.

The Commission remarked on its appreciation for the project which provided for the preservation of the Conklin House, where it was noted that additional landscaping could be provided adjacent to the right of the reconfigured parking lot between it and the tower element of the relocated Conklin House.

ACTION:

On a motion by Slayton, seconded by Woods, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (9-0). The motion required that additional landscaping be provided between the tower element of the relocated Conklin House and the one-stall surface parking area to be reviewed and approved by staff.

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, 6, 6, 6, 7, 7, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 101-109 North Franklin Street

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

General Comments:

- Excellent recovery of greenspace.
- Good solution, to provide adequate parking plus some open space.
- Much better.
- Great improvement.
- Good use of disrupted site. Need much better site and neighborhood context presented in materials. Tell us how you would provide pedestrian and bike connectivity to adjacent properties.