

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** March 21, 2012

TITLE: 123 East Mifflin Street/24 North Webster
Street – Exterior Remodeling in the C4
District, a Restoration and Renovation of a
Fire Damaged Mixed-Use Building. 4th
Ald. Dist. (25674) **REFERRED:**
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: March 21, 2012 **ID NUMBER:**

Members present were: Richard Wagner, Melissa Huggins, Henry Lufler, Todd Barnett, Marsha Rummel, Richard Slayton and Dawn O’Kroley.

SUMMARY:

At its meeting of March 21, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** for exterior remodeling in the C4 District, restoration and renovation of a fire damaged building. Appearing on behalf of the project were David Jennerjahn, representing Urban Land Interests; and Brad Binkowski. Appearing in support and available to answer questions was Tom Daly, representing Urban Land Interests. Appearing neither in support nor opposition were Marilyn J. Martin, Guy V. Martin, Florian Smoczynski and Louise Smoczynski. Until June of 2011 this building housed 24 residential units with retail on the first floor, when fire swept through the building. Because it has been sitting in this condition since last year it has also sustained damage from the elements. They feel the structure is worth investing in to rehabilitate the building. Jennerjahn proposed changes to making the interior units work better, primarily the new arrangement of units which requires natural light and ventilation, which requires them to increase one set of windows on the west side and one set on the south elevation. Other changes include repairing the cornice that collapsed from the fire, adding proper egress stairs, the addition of an elevator, modifications to the storefront, adding sprinklers and enhanced thermal performance of the building. Comments and questions from the Commission were as follows:

- What type of windows are you installing?
 - Matching the existing single hung window, aluminum clad with a medium bronze color.
- The transition of this building – you’re inserting a modern hand in a modern dialogue in this mention of a potential additional story above. It’s very intriguing that this building can now have a new life with the materials applied in a modern fashion.
- On the south elevation, the lower windows, what is their condition now?
 - They are infill with plywood and are pre-fire.

The Secretary stated that if they do add an additional story they would need to return to the Commission and requested that the details on the commercial storefront be dealt with at a staff level approval.

ACTION:

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

- Study the storefront proportions.

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, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 123 East Mifflin Street/24 North Webster Street

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

General Comments:

- Terrific project.