

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 18, 2012

TITLE: 123 East Mifflin Street/24 North Webster Street - Exterior Remodeling in the C4 District, Addition of a 5th Story to a Mixed-Use Building. 4th Ald. Dist. (25674)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 18, 2012

ID NUMBER:

Members present were: Henry Lufler, Acting Chair; Dawn O’Kroley, Marsha Rummel, Melissa Huggins, Richard Slayton and John Harrington.

SUMMARY:

At its meeting of April 18, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of exterior remodeling in the C4 District located at 123 East Mifflin Street and 24 North Webster Street. Appearing on behalf of the project were Gene Devitt, representing the Mansion Hill Neighborhood; and Anne Morrison, representing ULI. Appearing in support but not wishing to speak was Ledell Zellers. Appearing in support and available to answer questions were Matt Dumich, representing Valerio Dewalt Train; and Brad Binkowski. Appearing in opposition but not wishing to speak was Anne Stoelting. Appearing neither in support nor opposition and wishing to speak were Charles S. Squires, Jr. and Bill Zorr. Appearing neither in support nor opposition but not wishing to speak was Jennifer Zorr. Appearing neither in support nor opposition and available to answer questions were Daniel Ross, Carol Toussaint and Louise Smoczynski. Devitt spoke as a neighborhood representative. The neighborhood is pleased to see that the building is not going to be demolished and will be refurbished. Morrison spoke about the condition of the building after a fire and sitting empty for the last 10 months through several seasons. They think they can save what remains of the building as it is valuable to the fabric of downtown. They are planning an elevator, exterior windows and other amenities, restoring 22 of the previous 24 units on the site. New construction will be setback 8-feet from the Mifflin and Webster Street rights-of-way with the overall building height being 44.2-feet; the new top of the parapet would be 53.7-feet. Corrugated metal samples were distributed. A projecting trellis in perforated metal channel will stick off the building 30-inches which will allow shading on the grass and dabble soft light on the building. There are vertical windows and sliding doors, aluminum storefronts in the same finish as the panels, and the glass is insulated. The space between the addition and the parapet wall will be 8’4” for three of the units with small 55 watt fixtures to be installed to provide exterior lighting.

Slayton asked for precedence on the trellis; stone brackets on the existing building with the trellis being their interpretation of the top of the new building both as shading elements and emphasizing the top of the building. They have received a Certificate of Appropriateness from the Landmarks Commission. Their lighting will be operated by switches for the tenants, and they do have a diffuser, similar to what the neighboring condominium has. The new windows are more than twice as soundproof as the previous windows, and the building will now have central air so air conditioning units will not be needed.

Bill Zorr spoke as a resident of the neighboring condominium building. He presented a request for a delay on the approval of this project. They are happy with ULI being their new neighbor and have appreciated ULI's outreach to them. They had not received details of the penthouse addition until last week, with several unknown factors the residents have questions about regarding the increase in height. He questioned the light impact from 55 watt bulbs and wondered what the real wattage would be. Their concern about noise is not so much what will come out of the windows, but living along that corridor there is an echo chamber and they can easily hear peoples' voices down below. Huggins inquired whether referral was necessary; if questions and concerns are not going to change the building outcome, the process should move forward. Rummel pointed out that several City bodies that have to approve this project are going to be pushing for more modern materials rather than keeping it all brick.

Charles S. Squires, Jr. spoke as a resident of Capitol Point Condominiums. He appreciates ULI's efforts for this building and looks forward to the retail aspects that will make the street classy and tone down West Mifflin Street. He agreed that the main two concerns are the lights facing them from the top level, and a combination of the distance of the setback behind the parapet wall combined with the height. With some calculations, the difference of one foot in the setback and overall building heights is the difference between his bedroom seeing the sky or not seeing anything at all. He also agreed about the "trend" of putting non-matching units on top of a building with differing materials. He cited Butler Plaza as one of these projects that is truly ugly.

Binkowski stated that the penthouse component is critical to the overall development. The weight of brick would be too heavy on the penthouse addition, thus the aluminum, contemporary look to the building. Their dilemma comes from the need to complete by September, which is one month later than they would hope for rental season. If they do not get the penthouse addition approved, their ability to finance something that isn't approved by the City of Madison comes to a halt, jeopardizing the project and causing construction to stop. He further noted that the metal cornice will soften the impact of the building height.

O'Kroley commented that the description of how modern architecture is inserted into historic is excellent. She appreciated the neighbors and how articulate they are on their needs. She has no doubt the light fixture issue can be resolved with further discussion.

ACTION:

On a motion by O'Kroley, seconded by Huggins, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0). The motion provided for the following:

- The design team shall discuss and provide for staff review and approval the lighting fixtures and any modifications to the penthouse configuration, materials and height as an outcome of contacts with the Capitol Point Condominium Association residences.

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 8, 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	-	-	-	-	-	-	-	8
	-	7	-	-	-	-	8	8
	-	8	-	6	-	-	9	8

General Comments:

- Nicely done renovation.