

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 11, 2014

TITLE: 17, 19 & 25 North Webster Street and 201 East Mifflin Street – Deconstruction of Four Homes and the Construction of a New 6-Story, 49-Unit Apartment Building, New Construction in the Proposed UMX District. 2nd Ald. Dist. (31341)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 11, 2014

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Tom DeChant, Lauren Cnare, Richard Slayton and Cliff Goodhart.

SUMMARY:

At its meeting of June 11, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of the deconstruction of four homes and the construction of a new 6-story, 49-unit apartment building located at 17, 19 and 25 North Webster Street and 201 East Mifflin Street. Appearing on behalf of the project was Randy Bruce, representing Fred Rouse. The window openings have been maxed out and the amount of glass on the other elevations has been increased.

- Can you do anything more with that interior court?
 - Landscape it differently? We can put some planters or landscaping on top of that. Or pave the whole thing? Then it could be a space or if you don’t like it being such a wide space you could put the planters back in.
- Does the top floor have outdoor space?
 - There’s a railing because there are condensers up behind the parapet so they need to be protected by guardrail. We do have roof terraces on the backside. Anything you can do to celebrate that, that is going to be essentially unobstructed lake view based on the Lamp House.
- Could you align your windows on that elevation/floor?

That’s planned.

Bruce stated they would still like the opportunity to look at expanding the amount of glass at that level. The Commission wholeheartedly agreed.

ACTION:

On a motion by O’Kroley, seconded by Cnare, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0).

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 rating for this project is 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 17, 19 & 25 N. Webster Street/201 E. Mifflin Street

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

General Comments:

- Nice addition to downtown landscape. Respects Lamp House as best as possible.