

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 17, 2014
TITLE: 433 West Johnson Street – New Construction of Mixed-Unit Building with Approximately 2,100 Square Feet of Commercial Space and 148 Apartment Units, UMX District. 4 th Ald. Dist. (33254)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 17, 2014	ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Richard Slayton, Tom DeChant, Melissa Huggins, John Harrington and Cliff Goodhart.

SUMMARY:

At its meeting of December 17, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new mixed-use building with approximately 2,100 square feet of commercial space and 148 apartment units in the UMX District located at 433 West Johnson Street. Appearing on behalf of the project were John Sutton, Les Orosz, Dave Halberslaben and Douglas Kozel.

Sutton addressed changes to the plans because of zoning issues, including elimination of the canopy on the penthouse structure, which would be classified as a 13th floor. The elevator lobby will be reduced by 50%. EIFS is now only a “trim” material, so all the locations on the building that were previously shown as EIFS will be cement board in the same pattern. Kozel discussed the plaza design and shared the paver material. The plaza has been moved out towards the sidewalk and the planters are galvanized steel. They have reduced the amount of trees because of a new approach to lighting. Their hope is that this will be something of an outdoor seating area related to the indoor lobby area. American Hornbeam is now proposed as the tree species. Traffic Engineering has withdrawn their objection to the mechanical parking plan.

Comments and questions from the Commission were as follows:

- I think it could be a lot more pleasant environment for people sitting out there if you had more trees. You’re really missing an opportunity here.
 - I actually like what we did with the site lighting. I think it puts the light in exactly the right places, the photometrics are really good. There would be two places we could add trees, and at one point we had the trees there and it seemed to create an alley along there, where staff wanted more connection with the sidewalk.

There are plazas that have canopies and lights.

ACTION:

On a motion by Goodhart, seconded by O’Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-1) with Slayton voting no. The motion provided for the addition of two street trees in the pedestrian plaza area, if possible.

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 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 433 West Johnson Street

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

General Comments:

- Add trees to front plaza; missed opportunity.