

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 16, 2015

TITLE: 820 South Park Street – PD(GDP-SIP),
Multi-Phase Affordable Housing
Development in UDD No. 7. 13th Ald. Dist.
(40093)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 16, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Cliff Goodhart, Tom DeChant, Dawn O’Kroley, Michael Rosenblum, Richard Slayton and Sheri Carter.

SUMMARY:

At its meeting of September 16, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD(GDP-SIP) located at 820 South Park Street in UDD No. 7. Appearing on behalf of the project were Zia Brucaya, representing Urban Assets, LLC; and Randy Bruce, representing JT Klein. Currently the site is zoned TSS on the corner of Park Street and Delaplaine is zoned TR-V1 on the back portion of the site. They are proposing to take the TSS zoning and extend that further towards Brooks Street with the Brooks Street parcel as TR-V1. This is a tax credit affordable housing project and is under contract for two building types for family housing that is not age restricted. The second building would be age-restricted for seniors while still being affordable housing. Both buildings would sit on one parking plaza. General architecture shows four-stories with traditional architectural treatment on the corner of Delaplaine and Park Street. The upper level of the Park Street side shows a common area that opens to a rooftop terrace with views towards Lake Monona. In terms of UDD No. 7 requirements, the building meets orientation and setbacks. Buildings above 3-stories shall stepback at the third floor. They consider this a coordinated redevelopment project at this location and showed a model of how the development would fit in with the fabric of the existing neighborhood. They would prefer their stepback to be higher up on the building. They are exceeding the maximum height limit of four-stories. Two residential homes are proposed for deconstruction and will be moved. Efforts are being made to have the existing billboard removed. Shared parking has been eliminated.

Comments and questions from the Commission were as follows:

- I agree with you that it’s not necessary to have a setback in this area, but it would make your corner element stronger, particularly the Park Street corner. If the metal piece were set back a bit so the brick base could have more strength, and you would also have a sense of the public aspect of that top floor, even if it were someone’s unit.
- What materials are you thinking of using?
 - ACM Panel.
- Do you have photographs of the buildings proposed for deconstruction?

- Lighting on Delaplaine I think about be an issue.
 - We're going to have to dedicate some right-of-way along Delaplaine to create a terrace and sidewalk. It won't really be wide enough for street trees, but perhaps lighting could go in that area.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.