

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 5, 2017

TITLE: 201-213 North Blount Street – PD, New 8-
Unit Residential Apartment Building, 2nd
Ald. Dist. (45920)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 5, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Lois Braun-Oddo*, John Harrington, Rafeeq Asad and Sheri Carter.

*Braun-Oddo recused herself on this item.

SUMMARY:

At its meeting of April 5, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD for a new 8-unit residential apartment building located at 201-213 North Blount Street. Appearing on behalf of the project were Michael Matty and Chris Oddo, representing Renaissance Property Group. Registered in support and available to answer questions was Jeff Vercauteren, representing Renaissance Property Group.

Oddo presented for the applicant and presented information of what has changed from the Information Presentation, including:

- Diversity of trees along sidewalk within property;
- Addition of a tree;
- Drainage for water quality along Dayton Street frontage;
- Material palette;
- Light pole fixture in parking area.

Jessica Vaughn presented an overview of the staff report, noting that generally, this proposal is consistent with the Planned Development approval standards. Staff would like to have the Commission’s input on the following:

- Proposed landscape plan in terms of the comments that were issued by the neighborhood;
- The restoration of the historic architectural detailing of front and side porches and window detailing on the relocated building; and
- The treatment of the detention area as a potential open space amenity, like a small gathering space instead of an open yard.
 - The open space area will serve as a water quality area for the parking lot and will not be able to be programmed as a paved patio area.

- Where will the water quality treatment be located?
- The development has been improving. Look at Barriques on Park Street in terms of parking; the idea is to create the most efficient parking area; that would be fantastic. One of the best things is the back yard/lawn. Go back to Traffic to minimize the paved surface with angled parking. Parking is not appropriate for backyards and not what we should be encouraging. It's a lot of space dedicated to cars.
- How many units are in each of the existing houses?
 - 2, 3, 2.
- Is there a way to reconfigure parking to get more landscape/yard areas?
 - This is the smallest we could get it, without Traffic approving a variance to that. We did go from 23 down to 14. There was pressure from the neighborhood to keep some parking.
- The greenspace facing Dayton Street, is that green or is that a ramp? Are you required to have two ADA units or just one? I encourage keeping the relocated house at its current height when moved. Consider locating the ADA accessible unit in the relocated house to limit the gymnastics of the movements. Look at the skirt of this, in my perception, this skirt is shorter than that skirt. A ramp would be easier to get in if you opt to go to that house.
 - The 8-unit project requires us to have at least 60% of the entrances into the new unit be accessible, and that's part of what that ramp serves.
 - Yes. Would need to provide accessible entrance and unit. Relocated house already has been moved from Caribou lot.
- The entry into the new building, consider utilizing lattice; look at the architecture of your porches and your landscape to create proud entrances and to create up and down.
- Extra pervious surface, the one-way in/out condition of approval take a landscape strip.
- No mow is fine. Itea and Mahonia are difficult to grow and don't look great. Those are things you might want to reconsider. Need shade tolerant; Viburnum could move a couple of feet to the left, with plenty of room to move it a foot or two. I have no problem with the landscape plan.
 - We can look at different species.

ACTION:

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

- Revisit details of the porches;
- Consideration of plantings with TLNA letter; and
- Work with Traffic Engineering staff to minimize the proposed parking lot as much as possible.