



Department of Planning & Community & Economic Development

Planning Division

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TO: Urban Design Commission
FROM: Colin Punt, Planner
DATE: August 16, 2017
SUBJECT: ID [47494](#) (UDC); [47422](#) (Landmarks Commission); [48230](#) (Plan Commission) – Rezone a parcel at 130 E. Gilman St. from Downtown Residential – 1 to a Planned Development District to convert an existing house into a hotel with extended-stay occupancy, a cafe, caretaker's dwelling, and event space Street; 2nd Ald. Dist.

The applicant is before the Urban Design Commission (UDC) requesting **initial/final approval**. The applicant is requesting a rezoning of a single 0.669 acre parcel located at 130 East Gilman Street from DR-1 (Downtown Residential - 1) to PD (Planned Development District) for the conversion of the historic Governor's Mansion/Knapp House into a hotel with extended-stay occupancy, a cafe, caretaker's dwelling, and event space. An earlier version of this request was first before the UDC for an informational presentation on June 7, 2017.

Approval Standards

This request has been submitted as a Zoning Map Amendment to the Planned Development (PD) Zoning District. This request is subject to the approval standards of MGO §28.098. The UDC is required to review the General Development Plan and Specific Implementation Plans and make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter.

Recommendation of the Landmarks Commission

At its August 14, 2017 meeting, the Landmarks Commission considered the application and approved a certificate of appropriateness conditioned upon the applicant addressing the Commission's concerns and working with staff to finalize details. The Commission's primary concern was the proposed berms around the new parking areas, particularly in areas near the structure's foundations, which they thought excessive. Commissioners also had minor concerns regarding exhaust vent penetrations of the exterior of the building.

Summary of Design Considerations for the UDC

The Planning Division recommends the UDC provide feedback on the following design-related topics as part of their recommendation.

Only one elevation has been provided, as there are no exterior changes proposed to the building other than the porch on the southwest façade being raised approximately six inches to be at the same level as the door and to be served by a ramp to create an ADA accessible entrance. Colors are indicated on the elevation showing the porch and ramp. According to the applicant, materials such as the stone building façade and wood trim will all remain the same, as seen in the photographs provided.

At the June 7 informational presentation before the UDC, the applicant presented a site plan in which the additional parking on the southwest side of the building was to be built around an existing Siberian Elm. The UDC made few comments at the informational presentation, but amongst those was a comment to keep the elm in question. The applicant has now decided to remove the tree, which is an invasive species, and shift the parking spaces closer together.

Staff also has concerns about the parking stall closest to Gilman Street in the western parking lot. This stall extends past the forwardmost plane of the house, though it is behind the plane of the front porch. Staff asks the Commission to consider whether the parking lot should be pushed further toward the back of the lot, away from E. Gilman Street to a location behind the front plane of the house.

Other UDC comments at the June 7 informational presentation were in regards to landscaping around the new parking areas. The applicant has provided their own landscaping plan. A general planting schedule is provided separately in the submitted materials. All mulch in the planting beds will be City-supplied natural-colored bark. The UDC may consider request delineation of the exact locations of planting beds on the landscaping plan.

Considering the provided level of detail of the proposal, the limited scope of the proposed changes, and the action of the Landmarks Commission, the Planning Division believes that the a recommendation for approval could be granted with feedback on the items noted above. If the UDC wishes, additional details could be provided with the option for return to the Commission or review by staff at a later date.