

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 5, 2018
TITLE: 222 N. Charter Street – New Development of a 12-Story Student Housing Building. 8 th Ald. Dist. (52856)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Janine Glaeser, Secretary	ADOPTED: POF:
DATED: September 5, 2018	ID NUMBER:

Members present: Richard Wagner, Chair; Lois Braun-Oddo, Christian Harper, Cliff Goodhart, Rafeeq Asad, Tom DeChant and Amanda Hall.

SUMMARY:

At its meeting of September 5, 2018, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new student housing project located at 222 North Charter Street. Registered in support of the project were Alan Fish, Bill White and Randy Bruce, representing Jim Stoppie. Registered and speaking in opposition was Gary Brown, representing UW-Madison. Registered in opposition but not wishing to speak was Aaron Williams, representing UW-Madison. The development team presented the same plans the Commission saw previously at its meeting of February 21, 2018. They are asking the Plan Commission for reconsideration of this project, which requires an informational presentation to the UDC.

Public Comment:

Gary Brown commented in opposition to the project.

Chair Wagner shared the Plan Commission's motion from March 19, 2018.

The Commission had the following comments and questions:

- Where is your move-in on this site?
 - It will happen along the street on Charter Street – it is a method that campus buildings use.
- Gorham Street was blocked off – one whole lane. We are concerned that there is not enough loading space – would you be willing to put in a requirements deed in the lease that it is provided as a “furnished building?”
 - Yes, we would consider that.
- I'm hesitant to put too much emphasis on this (move-in, move-out), it happens twice a year. Not sure how much weight to place on the issue.
- Charter is between two major east west streets, it wouldn't disrupt major roadways.

- What are you hoping will change at Plan Commission?
 - We are going to fine tune our presentation. We've had opportunities to get input from stakeholders.
- But the design didn't change.
 - It wasn't the aesthetics, but the size of the envelope. In efforts to get this site developed, this is the right solution. The City is trying to get housing in this location. We didn't think UDC would be an issue so we're leaving the design as it stands – we've heard your issues. The envelope is not flexible and we want a hearing redo.
- With regards to setbacks and stepbacks: Charter, Johnson to Regent, north of the railroad tracks is different, put across Dayton doesn't work, but in this location it works.
 - That was our perspective as well. All discussions regarding stepbacks/setbacks are not clear for this site. We have to look at context, this sits in a campus context.
- Not affecting daylight to the east.
- What about flooding and water on the site? How much will that hold?
 - We have the green roof. We can provide that information at the next meeting.
- Are there any issues with proximity to railroad? Noise?
 - We have some plans on how to implement construction – noise, skin will have sound attenuation features. The bigger issue is the implementation of the bike path, it's desirable for the City and the bicycle/pedestrian community.
- What is the capability for different green roof types?
- Trays have a minimum impact, the deeper systems can retain more. Are there mechanicals on the roof?
 - Yes, upper level penthouse.

ACTION:

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