

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** January 29, 2020

TITLE: 1109 S. Park Street – New Three-Story Mixed-Use Building Containing 44 Apartment Units, Approximately 2,600 Square Feet of Commercial Space and 41 Underground Parking Stalls in UDD No. 7. 13th Ald. Dist. (58979)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: January 29, 2020 **ID NUMBER:**

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Jessica Klehr, Craig Weisensel, Rafeeq Asad, Shane Bernau and Christian Harper.

SUMMARY:

At its meeting of January 29, 2020, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new mixed-use building located at 1109 S. Park Street. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions was Randy Christianson. The four lots would be combined into one for a mixed-use multi-family development containing 44 apartment units. The concept site plan shows setbacks with a 7-foot tree terrace, 6-foot sidewalk and 4-foot buffer to the building to introduce landscaping along the front of the building at the residential units. The front corner will be commercial space accessible off Emerson Street. The alley behind the property is in essence a story behind Park Street with regards to building layout and parking access, which comes in from the alley to 19 stalls. Underground parking includes 41 stalls within the building, some of which are tucked 2/3 under the building. The upper portion of the building steps back 10-feet on the third floor of the north side of the building where there is a community room. The main apartment entry is located on the southeastern part of the site. All trash would be interior and 44 bicycle parking stalls are located underneath the commercial space. The commercial space has higher ceiling levels because of the grade change. The second floor is a series of apartments, and the third floor contains apartments and community room. Various elevations and 3D views were shared. They have held numerous neighborhood meetings and have gained their endorsement of the project.

The Commission discussed the following:

- Are you landscaping on your side of alley?
 - Yes, our side of the alley.
- The architecture is well done. It's a tight site, can you talk about stormwater?
 - That's being evaluated right now. We're actually providing more pervious surface, it's a sea of parking right now.
- It's improved.

- We've got some greenspace set aside and we've managed a larger setback to accommodate the stormwater.
- The staircase up to the one-bedroom seems odd.
 - That was a request from the neighbors. We are elevated because of how the grade drops down. It'll be a nice access point for them.
- There are a lot of materials. On the northeast elevation there are multiple foundation stones.
 - That's just representing the shadow of the sheltered parking. The base material is all one color, one material.
- I would argue that are still multiple colors.
 - This has been deliberately designed to look like two buildings based on discussions we had with City staff. There's one palette for apartment building, a red and accent panel and on the commercial side there's a different color brick and siding material, but the same base material would carry through both.
- It seems like a lot of materials, borderline too many and overdone. They're all being used in little spaces. Is there that significant a gesture that it warrants that? It could start to get messy.
 - We can look at simplifying those materials.
- What's the material on the face of the balconies that looks goldish/brown?
 - Just a composite trim material, the color is probably not accurately represented. They'll be consistent.
- The two-bedroom unit on the third floor will be a choice unit, that will have great views, it's a nice amount of windows.

Randy Christianson introduced himself, noting they've worked on this over 1 ½ years with the neighborhood and property owner. They were able to gain their trust and recommendation and they have given their endorsement of the project.

ACTION:

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