

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 12, 2020

TITLE: 3040/3046 Commercial Avenue & 709 McCormick Street – New Residential Building Complex. 12th Ald. Dist. (58983)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: February 12, 2020

ID NUMBER:

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

SUMMARY:

At its meeting of February 12, 2020, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new Residential Building Complex located at 3040/3046 Commercial Avenue & 709 McCormick Street. Registered in support were Paul Cuta and Peter Fortlage, representing Gregg Shimanski/Augusta Realty. Cuta presented plans for the two lots at the end of a cul-de-sac. The buildings currently on the site are all non-conforming, they are pursuing rezoning to make them conforming sites, as well as a CSM to create a single lot and add additional housing to the site; the existing garage will be moved. They see this as an opportunity to create affordable units rather than affordable housing. He reviewed site context views. The common building will have indoor bicycle parking and a bike/pet washing station as amenities. Building materials will include standing seam metal siding, clapboard siding and board and batten to create an identity on each building face while being sensitive to economics. As allowed in the Zoning Code there will be a common entry court to the site.

The Commission discussed the following:

- There is a height difference between this site and E. Washington Avenue. I like that you’re not aligning this with E. Washington.
 - People are closer to the road, we think this is more desirable to use buildings as a shield and to connect to the other buildings.
- I’m curious where the garages are moved to. You have four parking spots and 3 in front?
 - This garage sits back here, the people renting it have five cars. We have to be cognizant of the stormwater also.
- The existing house could be single-family.
- I like the 8-unit pinwheel effect, each unit has a face. I’m not crazy about the 4-unit, it seems like it could be more simplified in terms of materials and windows. That one is less cohesive.
 - We wanted to break up the symmetry there. This corner is the same as the other, just flipped.
- It appears there is a plinth, a narrow slab that the building sits on. It should be held up a little bit.

- Are the existing buildings in need of work?
 - Yes, they want to make them more cohesive.
- When you come back show roof penetrations and venting.
 - We will have Ptacs on them, we'll show exactly where they are located. There will be no rooftop condensers.
- I applaud the creativity, this is really neat. If you make it affordable, don't make it look affordable, look at your materials.
- The area that angles up E. Washington, how much of that is your property or not your property? Consider visual screening on both E. Washington Avenue and Aberg Avenue. Think of wintertime, tall Evergreens and/or Arborvitaes for a visual and sound cushion. Those are two busy parts of those roads.
 - That small piece we don't have control over.
- Will there be dumpsters or carts?
 - The trash holding is up here in an enclosure, it's close to the front for maintenance.

ACTION:

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