

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** June 6, 2012

**TITLE:** 1201 Mound Street – PUD(SIP) –  
Demolition and New Construction of Two  
Duplex Buildings. 13<sup>th</sup> Ald. Dist. (26529)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** June 6, 2012

**ID NUMBER:**

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Members present were: Richard Wagner, Dawn O’Kroley, Henry Lufler, Todd Barnett, Richard Slayton, Tom DeChant, Marsha Rummel and John Harrington.

**SUMMARY:**

At its meeting of June 6, 2012, the Urban Design Commission **GRANTED INITIAL APPROVAL** for a PUD(SIP) located at 1201 Mound Street. Appearing on behalf of the project was J. Randy Bruce, representing Knothe & Bruce Architects, Inc. Bruce presented plans for infill development in the Greenbush neighborhood. There are two existing homes on two lots with one garage. The proposal is to take the garage and shed down and construct a duplex that is roughly the same footprint and height as the adjoining structures. A second one would be put up along the alley that feeds to Mound Street. This proposal will mirror development across the street. In terms of bulk, mass and setbacks they would meet the current zoning. The plans have been presented to the neighborhood to general positive reaction. They had some concerns about the size of the bedroom count within the duplexes which has since been reduced to 3-bedrooms. They would like to have the ability to attach a garage in the future with a minor alteration, as well as the ability to put a garage off the alley instead of the surface parking lot in that location. Porches will be treated with lattice work. Ald. Ellingson stated that she and the neighborhood both support the project. Comments and questions from the Commission were as follows:

- What would happen if you pull all the parking off the alley, pushed the building to the north and created some kind of garden between the three. Then you could get a nice greenspace between the buildings and the garage would be off to the alley where it belongs more and you could preserve the greenspace.
  - What’s nice about this design is that it seals off the alley so when you drive by you don’t see a long alley with a bunch of surface parking, which is what it is now.
- The infill is fantastic and feels like this is what it originally was.
- It would be great to avoid having new off-street parking.
- Lot 4 doesn’t have much of a yard. I don’t think you’ll have as good a chance of selling it. The parking belongs off the alley; make use of it, it’s an amenity.
- Can you omit the four stalls off Charter Street?
  - We’re adding units and reducing surface parking already, this is a ratio that is comfortable.

**ACTION:**

On a motion by Lufler, seconded by O'Kroley, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion passed on a vote of (5-2-0) with Barnett and Rummel voting no. The motion provided for the following:

- Building materials and color selection is required with final approval.
- Look at moving surface parking to the north of Building #4 to allow for more greenspace and landscaping adjacent to the building.
- Request to see other site layout options that were considered for this project.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 7 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1201 Mound Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	7	-	5	-	-	7	6
	6	7	-	-	-	5	8	7
	3	6	-	-	-	-	-	-
	6	7	5	-	-	6	6	6
	5	7	7	-	-	-	9	8

**General Comments:**

- Nice infill project. Look at better use of alley and location of parking. Lot #4 is surrounded by parking and lacks amenities.
- Use alley for parking.
- Nice infill.



## Traffic Engineering and Parking Divisions

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July 19, 2012

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **1201-1211 Mound Street – Rezone – R4 to PUD SIP--Subdivide two properties to allow construction of two new two-family residences**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

**Please contact Dan McCormick, Traffic Engineer at 267-1969 if you have questions regarding the above items:**

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, the following General or Standard Review Comments are in accordance to M.G.O.:

3. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
5. Public signing and marking related to the development may be required by the City

Traffic Engineer for which the developer shall be financially responsible.

Please contact Dan McCormick, City Traffic Engineering at [dmccormick@cityofmadison.com](mailto:dmccormick@cityofmadison.com) if you have questions regarding the above items:

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DCD: DJM: dm