

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 16, 2009

TITLE: 430 and 434 South Thornton Avenue/1526
Jenifer Street/430 Cantwell Court – PUD-
SIP to Renovate 3 Existing 4-Unit
Structures and Construct a New 2-Unit
Structure. 6th Ald. Dist. (13649)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 16, 2009

ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Dawn Weber, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Ron Luskin, Richard Wagner and Jay Ferm.

SUMMARY:

(REVISED PLANS)
NOW BEFORE PC

At its meeting of September 16, 2009, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD-SIP located at 430 and 434 South Thornton Avenue. Appearing on behalf of the project were Mark Schmidt, the project architect; Navin Jarugumilli, the property owner; and Lindsey Lee. Appearing in opposition to the project were Rolf Rodefelf and Frederick Johnson. Prior to the presentation of the site, staff apprised the Commission as to the need to provide for reapproval of both of this project at South Thornton/Jenifer Street and Cantwell Court in combination with its companion project at 1144-1148 Jenifer Street as a follow-up to modifications to both plans following referral by the Plan Commission at its meeting of June 1, 2009. The referral required a meeting with the neighborhood to discuss revisions to the plans as has recently occurred as well as the need for the Urban Design Commission to review the most recent plan revisions as a follow-up to the previous initial approval of both projects at its March 18 and May 6, 2008 meetings. Schmidt provided an overview of the modifications to the Thornton Avenue/Jenifer Street/Cantwell Court component of the project as follows:

- A reduction to the building footprint adjacent to the west property line to be no closer than the existing building on the site (to be relocated) with details on a landscape buffer.
- The Cantwell Court site has been modified to provide for no exposure of the concrete base to reflect the existence of the below-grade garage. The lower level garage consists of all small car parking based on the reduced building footprint with surface parking on the site providing for a large car stall parking.
- The existing three buildings to be maintained on the site will be repaired and replaced with wood siding.
- The new building to be constructed on the site is reduced in height and footprint.

Lindsey Lee representing the Marquette Neighborhood Association Board and Preservation Committee spoke in support of the project noting it was a good concept and good project but concerned with moving the existing house prior to the finishing of the renovations to the existing three buildings on the site whose rehab has been forestalled. She noted the need for these buildings to be finished prior to allowing for the removal of the house to its alternative site at 1144-1148 Jenifer Street. Ross Rodefelf spoke in opposition noting that the replacement building was too large for the site, its mass too great for the site along with concerns relevant to stormwater runoff and water issues with the new replacement building.

Following testimony the Commission noted the following:

- The new building is busy compared with the other three; needs to be toned down.
- Issue with the disrepair of other properties on the site; lends to non-support by neighborhood, the lack of acceptance of the scale of new construction where the site's build-out and lack of green space complicate stormwater, water table issues, and run-off issues.
- Question as to not leaving the existing building on the site and building a new building at the relocation site at 1144-1148 Jenifer Street. Schmidt responded that the new building provides for much needed parking and bike parking on the site for the existing three buildings to remain as well as the proposed new building.
- Place a 6-inch ramp on either side of the stairs to facilitate bike movement to and from lower level parking levels.
- Issue with consistency with providing for a uniform 5-foot wide accessible walkway on parking levels.
- Don't see this as a well-designed project.
- Project incrementally better than before.
- The overall massing and scale for the site, circulation improved; a review of the plans for the pre-existing structures to remain on the site lack detailing on the changes to the building; need to be seen.
- Match existing construction with lintels and sills details with new window openings on the existing buildings currently under renovation; don't recommend composite wood for use as seals.
- The proportion of windows on new buildings should match that of the existing buildings to remain. For example, windows should be tight to the fascia and placed glazing on lower parking level at Thornton Avenue.

ACTION:

On a motion by Slayton, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (5-3) with Luskin, Rummel and Wagner voting no. With Slayton, Barnett, Harrington, Weber, and Smith voting in favor. The motion provided that the house not be moved until certificates of Occupancy have been granted by the Inspection Division on the three buildings remaining on the site currently under renovation for unless a building code issue precludes any unit's occupancy. In addition, look at architecture to provide lintels and sill details on both the new building and new openings on the three buildings currently under renovation.

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 3, 3, 5, 5, 5, 5, 5 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 430 and 434 South Thornton Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6	5	-	-	5	5	5
	3	4	4	-	-	3	3	3
	5	5	-	-	-	5	6	5
	-	-	-	-	-	-	-	3
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	5
	5	5	-	-	-	5	5	5
	-	-	-	-	-	-	-	5

General Comments:

- Rube Goldberg would be proud of this plan!
- New building should not be built and existing home should not be moved. Owner should be forced to complete the remodel of the existing building as soon as possible and a tight timeline should be set.
- Strongly recommend Plan Commission require Certificates of Occupancy for 3 existing buildings before approval for moving 430 Cantwell is granted.
- Too much building smushed into a small lot. Not convinced that applicant is capable of resolving building code violations, let alone able to fulfill the standards for a PUD. There should be conditions that require the completion of the rehab portion before the house is relocated and new construction commences and proof of financial viability.



A Place for All People
Established 1969

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October 2, 2009

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Navin Jarugumilli
Mark Schmidt
PO Box 762
Wautoma, WI 54982

Re: MNA Board Support for Condo Development Project at 430 S. Thornton Ave.

Dear Mssrs. Schmidt and Jarugumilli:

Thank you very much for your recent meeting with the neighborhood and the update you provided about your project located at 430-434 S. Thornton Ave., 430 Cantwell Court and 1148 Jenifer Street.

We continue to support the overall objective of rehabbing the existing structures at 430-434 S. Thornton Ave. to include four, two-floor condo units in each building. However, we also continue to be concerned about the delays in the project's completion. As such, we strongly urge the following:

- A. We request that, at minimum, the exteriors of the three existing structures at 430-434 Thornton Avenue be completed by the end of the current construction season. As previously requested, the minimum requirements for completion of this project phase (Phase I) would include:
 - Completed and secured windows.
 - Completed/weatherproofed exterior siding.
 - Seeded and maintained turf grass surround to ensure a minimum amount of site run-off.

A target date the Board would suggest for completion of Phase I would be November 30, 2009.

- B. The Board will not support the expansion of the project to include "Phase II," i.e., moving the house located at 430 Cantwell Court to 1148 Jenifer Street, or the expanded footprint of the current project, until you can demonstrate a good faith effort at completing the minimum requirements of Phase I, outlined in A) above.
- C. As previously mentioned, the Board will not support the demolition of the structure at 430 Cantwell Court as an alternative to moving it to 1148 Jenifer Street.
- D. In keeping with the Urban Design Commission's recommendation at their September 16, 2009 meeting, we strongly support the Commission's requirement to get certificates of occupancy for the Phase I units before moving forward with Phase II.

If you are unable to meet the conditions outlined above, we strongly urge you to contact us as soon as you are aware of the situation to discuss alternatives to completing the project (Phase I). Thank you for your willingness to work with us to ensure we meet neighborhood objectives to the best of our ability. We look forward to our next meeting.

Sincerely,
Scott Thornton, President
On behalf of the Board of Directors, Marquette Neighborhood Association

CC: MNA Board, Kevin Firchow

Firchow, Kevin

From: Schwanz, Karen M - DHS [Karen.Schwanz@dhs.wisconsin.gov]
Sent: Tuesday, October 13, 2009 1:43 PM
To: Firchow, Kevin
Subject: yahara condominiums

Mr. Firchow,

I will not be able to attend the 10/19 Planning Commission meeting. As a condominium owner/resident from the Cantwell Court Condo Association, I would like to re-submit my opinion about Navin Jarugumilli's proposed projects on Thornton Ave., Cantwell Ct., and Jenifer St. The last time I commented on this project, I said that I had no problem with the entire project, including moving the house to Jenifer St. and constructing a new building. My concern at that time was the lack of progress and definite timeline for completion. At this point in time I have no faith that Mr. Jarugumilli has any intention of completing any of the project. There has been no work done on the existing buildings all Summer. I assumed that Mr. Jarugumilli had funding for renovating at least the existing buildings. Maybe he doesn't have any funding and maybe this addition to the project is an attempt to stall the start of work even longer. The buildings were an eyesore before he bought them and now even more so.

I hope that the Urban Design Commission will not consider approving any additional projects or rezoning without some proof of adequate funding and a timeline for completion.

Thank you for your time and attention,
Karen Schwanz
428 Cantwell Ct., #3
Madison, WI 53703
255-0713