

## AGENDA # 12

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 11, 2013

TITLE: 1220, 1226, 1234, 1236 Mound Street –  
Rezoning from TR-C4 to PD-GDP-SIP for  
Maintenance of Four Houses along with  
the Creation of Three New Lots and the  
Construction of Three Single-Family  
Homes. 13<sup>th</sup> Ald. Dist. (31340)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 11, 2013

ID NUMBER:

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Members present were: Richard Wagner, Chair; Richard Slayton, Dawn O’Kroley, John Harrington, Cliff Goodhart and Tom DeChant.

### SUMMARY:

At its meeting of September 11, 2013, the Urban Design Commission **GRANTED INITIAL APPROVAL** for a rezoning from TR-C4 to PD-GDP-SIP located at 1220, 1226, 1234 and 1236 Mound Street. Appearing on behalf of the project were Randy Bruce and Don Schroeder, both representing Mike Fisher. Bruce presented plans with more of a variety among the structures with a more contemporary feel.

### ACTION:

On a motion by DeChant, seconded by Goodhart, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (5-0). The motion provided for the potential for this item as a “consent” upon returning for final approval.

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 rating for this project is 8+.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1220, 1226, 1234, 1236 Mound Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	8	4	-	-	-	-	-
	-	7	-	-	-	-	-	-
	7	8	6	6	-	8	9	8+

**General Comments:**

- Like contemporary design better.
- Very nice improvements from informational presentation.

## AGENDA # 9

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 28, 2013

TITLE: 1220, 1226, 1234, 1236 Mound Street –  
Rezoning from TR-C4 to PD-GDP-SIP for  
Maintenance of Four Houses along with  
the Creation of Three New Lots and the  
Construction of Three Single-Family  
Homes. 13<sup>th</sup> Ald. Dist. (31340)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: August 28, 2013

ID NUMBER:

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Members present were: Richard Wagner, Chair; Dawn O’Kroley, John Harrington, Lauren Cnare, Melissa Huggins, Henry Lufner, Tom DeChant and Cliff Goodhart.

### SUMMARY:

At its meeting of August 28, 2013, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a rezoning and construction of single-family homes located at 1220, 1226, 1234, 1236 Mound Street. Appearing on behalf of the project was J. Randy Bruce, the project architect. Bruce showed the existing homes along Mound Street and a broader view of St. James Court. The site is part of the neighborhood design study that was done with one suggestion being to turn St. James Court into a “green street.” They have designed this infill piece so that it would work if that green street is implemented. They are proposing three single-family residences on the four lots with access from an internal alley, with each of the units having one garage stall and one parking stall that will be heavily screened. In terms of architecture they feel the proposal fits in nicely with the existing structures. The square footage of the single-family homes (Lots 1, 2 and 3) are 1,400-1,500 will be approximately square feet. They homes will have basements. The neighborhood has seen the concept plans and is generally supportive, but do have concerns about parking. The design team is going to scout out the moped parking situation. Staff noted that there was also the issue of what defines a “family” and how many people could be in a unit.

Comments and questions from the Commission were as follows:

- Why not these three that are probably the only three new houses in the neighborhood, why not give them a more contemporary expression?
- Tweak houses to be different in details, doors, window placement, etc.

### ACTION:

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

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 rating for this project is 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1220, 1226, 1234, 1236 Mound Street**

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

**General Comments:**

- Great to see this reintroduced to the area.

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** September 30, 2013

**To:** Plan Commission

**From:** Patrick Anderson, Assistant Zoning Administrator

**Subject:** 1220-1236 Mound Street

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**Present Zoning District:** TR C-4 District

**Proposed Use:** Create 7 residential lots. Construct 3 new single-family residences along St James Ct. existing four homes on Mound Street to remain.

**Proposed zoning district:** PD

**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). None.

**GENERAL OR STANDARD REVIEW COMMENTS**

1. Provide dimensions for vehicle parking stalls in final plans.
2. Provide usable open space calculations and depict areas on final plans, pursuant to section 28.045(2), 28.211 & 28.140.
3. Bike parking shall comply with City of Madison General Ordinances Section 28.141(4). Provide detail of garage bike parking spaces, to determine compliance with Sec. 28.141(11).
4. The submitted plans encompass only the area where the new homes are to be constructed. Submit complete revised plan set, extending the plans to encompass the entire PD site, to be approved by staff and recorded with final PD approval.
5. For 1226/1228 Street building, add decks/porches to side elevations, and provide design detail or such features on the existing buildings.

***TR C-4 DIMENSIONAL REQUIREMENTS***

<b>Dimensional Requirements</b>	<b>Two-Family detached</b>	<b>Proposed</b>
Lot Area (sq. ft.)	4,000 sq. ft.	21,422 sq. ft. across 7 lots
Lot Width	40'	As shown on final plans
Front yard setback	20'	As shown on final plans
Maximum Front Yard Setback	No more than 20% greater than block average, up to 30 max	As shown on final plans
Side yard setback	One-story: 5' / Two-story: 6'	As shown on final plans
Rear yard	Lesser of 30% lot depth or 30'	As shown on final plans
Maximum lot coverage	65%	As shown on final plans
Maximum building height.	2 stories/35'	2 stories/ less than 35'
Usable open space (sq. ft. per d.u.)	750 sq. ft. / d.u. / 1500 sq. ft. total.	As shown on final plans (2)

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1 per d.u.	6 surface, 3 in garages
Bike parking	1 per d.u., 1 for guest	8 surface 3 in garages (3)
Landscaping	No	No
Lighting	No	No
Building forms	Yes	Meets building forms

<b>Other Critical Zoning Items</b>	
Urban Design	Yes, PD
Historic District	No
Utility easements	None shown
Barrier free (ILHR 69)	No

With the above conditions, the proposed project **does** comply with all of the above requirements.

1153 Emerald St.

Madison, WI 53715

August 20, 2013

Dear City of Madison Plan Commission Members:

I am writing on behalf of the Greenbush Neighborhood Association (GNA) Neighborhood Council regarding the St. James Cottage Homes proposal from Mike Fisher for the 1200-block of St James Ct. (currently 1220-1236 Mound St.).

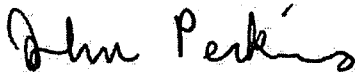
The GNA Neighborhood Council has the following concerns regarding the proposal as it stands today:

1. The developers have presented this development as an implementation of the Greenbush Neighborhood Plan. We feel the neighborhood would be best served by limiting the number of occupants per unit for all units in the proposed planned development to no more than 2 unrelated adults. This is already spelled out in the Greenbush Neighborhood Plan area 4 for the 4 existing buildings fronting Mound St. Therefore, we ask that the St. James Cottage Homes development conform and adhere to our neighborhood plan and allow a maximum of 2 unrelated adults per dwelling unit for the entire planned development.
2. This development offers 9 off-street parking spaces (one designated for vehicles with disabled plates) for the 9 dwelling units/32 bedrooms as it stands today. Given the emphasis of this project meeting Greenbush Neighborhood Plan guidelines, we feel it would be reasonable to offer one on-street Residential Parking Permit Program (RP3) permit per unit in the planned development (total of 9 RP3 permits). Issuing additional RP3 permits for this development will encourage an undue load existing on-street parking resources in the neighborhood (especially during the overnight hours when alternate side parking rules apply in the winter months) and therefore should not be issued.
3. We are concerned about the shortage of bicycle parking facilities and the lack of moped parking facilities for residents of this development. The proximity of this development to the UW campus where bicycles and mopeds are very common means of transportation necessitates that adequate parking areas be available to residents. This development currently proposes 0 moped parking spaces and only 11 bicycle parking spaces (additional bicycle parking alluded to would reduce the off-street vehicle parking by occupying one of the garage stalls). We feel this is not adequate. We are concerned overflow bicycle and moped storage will be along the street terrace areas (causing problems with pedestrian/bicycle and pedestrian/moped interaction), or worse, on the sidewalk itself. We ask the developer to address our concerns by:
  - Installing a MINIMUM of one more 4-bicycle exterior rack (preferably more).
  - Ensuring all bicycle and moped parking storage areas allow egress of this traffic to the street without interfering with pedestrian movements on sidewalks.

- Ensuring all bicycle and moped parking storage areas are out of view/screened from any public sidewalk areas.
- Installing a separate & specific moped only parking area that can accommodate a minimum 6 mopeds. In the event existing grandfathered occupancy limits are left in effect, this should be increased to capacity for 10-15 mopeds.

The Greenbush Neighborhood Council would have no reason to oppose this development if all of these items were addressed before the Plan Commission approves the project.

Sincerely,



John Perkins, GNA president

Zaccai Lewis

Cynthia Koschman

Duane Steinhauer

Cynthia Williams

Peter Williams

Nate Warnke

Karen Carlson

Andrea Levy



1153 Emerald St.

Madison, WI 53715

September 25, 2013

Dear City of Madison Plan Commission Members:

I am writing on behalf of the Greenbush Neighborhood Association (GNA) Neighborhood Council regarding recommendations in the City Planning staff report submitted for the St. James Cottage Homes development proposal (1220 – 1236 Mound St).

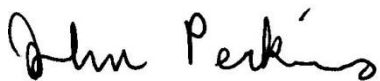
In particular, we are concerned about the combined effect of leaving existing zoning occupancy variances in effect and no RP3 residential parking permit restrictions being imposed on this development.

Existing buildings on this site currently hold 6 units with 23 bedrooms. With occupancy variances to allow one resident per bedroom in each of these units plus an additional 2 unrelated adults per unit for the three proposed new homes, this planned development will allow for 29 people to live in the planned development submitted.

At traditional TR-C3/TR-C4 occupancy, this is the equivalent of constructing a 15-unit apartment building in the middle of our neighborhood—built not against high-density development along the periphery, but rather surrounded by 2-story residential homes and a church/school.

If a developer were to propose a 15-unit building and provide only 9 off-street parking spaces, traffic engineering staff would typically recommend AGAINST allowing RP3 parking permits to be issued because the ratio would be less than 1.0 parking spaces/dwelling unit. The current proposal and city staff recommendations have an equivalent street parking load being proposed with no RP3 parking restrictions whatsoever.

For this reason, we ask the Plan Commission to either remove the zoning variances on the existing Mound St. properties or implement our proposed cap of one RP3 parking permit per unit—and refer the project if neither of these conditions are adopted in the proposal.

Sincerely,	
	
John Perkins, GNA president	
Zaccai Lewis	Peter Williams
Cynthia Koschman	Nate Warnke
Duane Steinhauer	Karen Carlson
Cynthia Williams	Andrea Levy