

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 2, 2012

TITLE: 531 West Mifflin Street – PUD(SIP-SIP),
Building Demolition and Relocation of an
Existing House to the Site. 4th Ald. Dist.
(25979)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: William A. Fruhling, Acting Secretary

ADOPTED:

POF:

DATED: May 2, 2012

ID NUMBER:

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

SUMMARY:

At its meeting of May 2, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 531 West Mifflin Street. Appearing on behalf of the project were Brandon Cook and Matt Aro. Appearing and speaking in opposition was Scott Kolar, representing Capitol Neighborhoods, Inc. Cook addressed the Commission’s previous comments on the project. The trash and recycling has been moved to the back of the lot. The parking has been moved out slightly to address the tree in the backyard. They are proposing permeable paving that would allow some of the stormwater to drain. Access to the laundry has been moved to the backside due to concerns with the doorway; this necessitates taking the steps from the back porch and aligning them out from the building as opposed to the side. The building itself will be resided with fiber cement siding and the walls. The windows in the basement are approximately 3-4 feet high but they can’t go down much lower on the drive side. They have deeper windows on the east side for the lower unit. Bicycle and moped parking has also been moved to allow for less pavement. Scott Kolar stated that since the last Urban Design Commission meeting, the steering committee has decided not to support approval of this particular project. The basis for this decision stems from Mr. Cook’s capacity to be able to complete the project in a reasonable amount of time as it would be approved. Comments and questions from the Commission were as follows:

- The small green area should be a planting bed or ground cover rather than grass. To make this really nice you could actually put in some kind of narrow vertical upright plants in here, even just ornamental grasses or perennials. The Clethra isn’t going to do well for you at that location. I would find a different shrub.
- If the dormer is in disrepair it should be restored. Same for the entry doors.
- The plans show siding with mitered corners instead of corner boards.

ACTION:

On a motion by O'Krole, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-1) with Rummel voting no. The motion passed with the following conditions:

- The existing dormer and exterior doors shall be restored.
- Staff approval of a revised landscape plan to address the concerns above.
- Fiber cement siding is used, including mitered corners.

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 4, 4, 5, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 531 West Mifflin Street

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

General Comments:

- Appreciate effort to save nice 3-flat but loss of 1894 vernacular house would be an issue in a neighborhood with a sensibility of historic assets. The scale of 444 West Johnson appears to dominate neighbors in photo rendering.

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 18, 2012

TITLE: 531 West Mifflin Street – PUD(GDP-SIP),
Building Demolition and Relocation of an
Existing House to the Site. 4th Ald. Dist.
(25979)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 18, 2012

ID NUMBER:

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

SUMMARY:

At its meeting of April 18, 2012, the Urban Design Commission **REFERRED** consideration of a PUD(SIP) located at 531 West Mifflin Street. Appearing on behalf of the project were Matt Aro and Brandon Cook. Appearing and speaking in opposition was Rosemary Lee. Appearing neither in support nor opposition and wishing to speak was Scott Kolar, representing Capitol Neighborhoods, Inc. The proposed building to be moved is an existing 3-flat on Johnson Street and would be incorporated into the new basement plan. The site is largely not landscaped and this will create a more attractive environment for this development. Three parking stalls are included with access through a joint easement. They will be giving more breathing room to the neighbor by increasing the setback on the eastern side of the building. Stairs will be installed for entrance to the basement. They are also providing 15 stalls for bicycles and mopeds, which is higher than required.

Scott Kolar spoke representing Capitol Neighborhoods. The proposal as a whole is acceptable but they are concerned about the developer’s capacity to complete the project based on experience with previous projects he has done in this area. He noted that with the move, this will change the smallest house on the block to the largest house on the block; the footprint of the existing house is significantly smaller than what is shown. As far as the setback on the east side of the property, questions were raised about windows on that side and what kind of venting would be on that side that might affect the next door neighbors. A major concern will be the current dirt parking area; going to a much larger footprint on the house and a concrete patio, the easement and the parking will also be going to concrete, making stormwater runoff then becomes a concern. According to Cook there is a storm drain there but it is not shown on the plan. The paving of the easement is of concern if only Cook’s half would be paved.

Rosemary Lee spoke in opposition to the project, stating the Bassett Neighborhood where she lives has had many unfortunate experiences with projects of Mr. Cook (115 and 117 South Bassett were specifically referenced). She did not know if those outstanding violations have been cleared up. She also stated that Mr. Cook has rent abatement issues against him and she seriously wonders if this monumental project could be fully completed.

The Secretary stated that he met with Mr. Cook and Matt Tucker, Zoning Administrator. The issue of Cook's prior record came up with Tucker stating his concerns about going forward with yet another project and the Department's ability to support that project. He stated that there is serious concern about this project as an expansion of other on-going unfinished similar projects by Cook, but these issues would be dealt with at the Plan Commission level, therefore the Urban Design Commission needs to only look at the design components.

Ald. Verveer spoke to the grandeur of a house move, the fact that the project is within the area of one of the most controversial and contentious aspects of the Downtown Plan, and the issue of the applicant's track record and code violations. He stated they are very cognizant of that issue and they have not followed their usual pattern of meetings between the neighborhood and the developer because they would prefer Cook deal with his outstanding issues first. They have met but they are concentrating on the issue of being able to complete the project in a reasonable amount of time. He would normally hold neighborhood meetings on a project but for this project he did not because, in part, of the current owner of the house in question (financing has not been secured for their project at this location). In terms of the Downtown Plan, it seems to him that this is a reasonable halfway point; the majority of the Plan Commission supports higher density in this neighborhood. He did bring up the issue of other houses that have been moved on the Isthmus where the basements have not been finished.

Comments and questions from the Commission were as follows:

- Look at making the basement unit windows larger.
- This is bigger than what's there but not as big as what we've talked about in terms of Mifflin Street in City plans.
- While the photographs are helpful they really don't show the scale of how this is going to fit in. I need to see a massing model/sketch where you show the entire block face and explain how this building is going to fit into that space. What we have is not adequate.
- The issue of stormwater is really important and needs to be addressed. You cannot just have impervious surface all over.
- Adjust bike storage/patio area conflicts.
- Correct labeling on landscape plan relevant to "Red bud;" it is "Cercis" not "Carpinus."
- The garbage needs to be put somewhere else.
- I would like to see a neighborhood association meeting take place, prior to returning for further consideration.
- At the south end of the lot, the tree might not be as healthy with car doors. It would be nice to have a taller tree that would provide some shade for the parking area.
- Look into pervious concrete as part of your solution to stormwater management. You still need to store it somewhere.
- I appreciate trying to save a grand old building but I don't want us to forget that the building that ULI just demolished is probably one of the oldest houses in the neighborhood.

ACTION:

On a motion by Huggins, seconded by Slayton, the Urban Design Commission **REFERRED** consideration of this project. The motion was passed on a vote of (5-0). The motion required address of the above stated concerns and the following:

- Need massing model to show how building fits in scale with entire block face; existing and proposed sketch-up modeling.
- Issue of stormwater requires address, on-site management and relocation of garage storage area.
- Meet with neighborhood association on project before returning.

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 5 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 531 West Mifflin Street

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

General Comments:

- Need stormwater plan and more comfort that house “fits.”
- No.

**Mifflin West District Steering Committee Meeting
Capitol Lakes Private Dining Room, 333 W Main St.
Tuesday, March 13, 2012**

Meeting started at 4:20 pm and ended at 5:20 pm
Approved meeting minutes from 11/15/2011

Members present: Scott Kolar, Rick Broughman, Peggy LeMahieu

Members absent: Dan Bohl, Indy Stluka, Rachel Klaven, Dory Christensen, Pete Ostlind

Developer: Brandon Cook

531 West Mifflin Street Proposal

Kolar called the meeting to order to discuss Cook's proposal to demolish the house at 531 W Mifflin St and move the house at 444 W Johnson to that location. The Johnson street house was scheduled for demolition to make way for the Hampton Inn hotel project. Cook had the option of receiving the house so long as he could have it moved within the hotel project timeline. Jeff Kramer from the Raymond Management Group, the hotel developer, granted Cook an extension to move the house to May 13 from the original date of April 15. Kolar asked Cook why he was pursuing his proposal when the earliest date he could reasonably expect to move the house was 6-8 weeks after a presumed Common Council approval date of May 13. Cook explained that nothing was firm, schedules could change, and he wanted to pursue the proposal until all options were exhausted.

Members questioned Cook as to his capability to complete this proposal given the restricted time frame available and the issues he had with previous projects. He stated that he was near resolving the outstanding issues from the other projects and had learned from previous mistakes. Members were skeptical noting past issues were due to his not planning for unforeseen contingencies and getting over extended financially and that this proposal appeared to be more of the same. Cook assured members that past mistakes would not be repeated. Members were not reassured. As a means of providing the assurance members were seeking, LeMahieu suggested that Cook:

1. Resolve all issues with his Dayton and Bassett street properties, with written confirmation from Matt Tucker.
2. Present the steering committee with a written plan and timeline for completing the approval process with contingencies for worst case scenarios.
3. Present the steering committee with a written plan for the construction phase (demolition, site preparation, house move, and completion for occupancy) with contingencies for worst case scenarios.

Members and Cook agreed. He was to notify the steering committee when he was ready with his plans. The next meeting was to be scheduled not less than one week after the steering committee receives his plans.

**Mifflin West District Steering Committee Meeting
Capitol Lakes Private Dining Room, 333 W Main St.
May 3, 2011**

Meeting started at 4:08 pm and ended at 5:28 pm
Approved meeting minutes from 04/26/2011

Members present: Scott Kolar, Rick Broughman, Peggy LeMahieu, Brandon Cook, Mike Verveer

Members absent: Kevin Christensen, Dory Christensen, Pete Ostlind, Dan Bohls, Indy Stluka, Rachel Klaven

Guest: Ruth Yarborough

Mifflin Street Block Party

Kolar solicited opinions about CNI's involvement with the 2011 block party. Ruth Yarborough stated she thought CNI ought not to have been involved as we do not have the capacity to sponsor such an event. She was not in favor of any future involvement. Peggy LeMahieu stated it would be nice to have an alternative, but that the city needs to control it. She was okay with future CNI involvement so long as the effort was city lead.

531 W Mifflin Concept

Brandon Cook presented a concept he has for the property at 531 W Mifflin. He would like to demolish the existing house and move the building at 444 W Johnson to the Mifflin location. The W Johnson property is one of four apartment houses identified for demolition as part of the Hampton Inn proposal (see minutes from 4/26/2011 Steering Committee meeting). The plan would replace the small 2 story house with a 3 story house. Cook also stated that he would like to build a carriage house behind the relocated house. He said that, even with the larger relocated house, the lot is deep enough for a carriage house and still leave 26 feet for the "urban lane" proposed for the middle of the that block in the Downtown Plan. He stated that he had closed on the Mifflin property on Friday, 4/29/2011 and he had discussed obtaining the Johnson property with the hotel developer, Raymond Management. The committee suggested that, given the recent experience with the 416-424 W Mifflin development proposal, it would be a good idea if he informed area residents of his plan and solicited their support. It was suggested that a mailing could be an effect means of accomplishing that. Given the uncertainty of the timeline for the demolition of the Johnson Street properties, Cook said he might request to build the carriage house before moving the Johnson house. Alder Verveer stated that the existing structure could not be demolished without city approval and the city was unlikely to approve a project fronting on the proposed urban lane before the Downtown Plan was adopted. The committee expressed concern that he did not have detailed plans ready for committee review. Cook said he was working on them and for now he just wanted to let the committee know about his idea and asked the committee to think about it. The committee advised him that detailed plans and a timeline needed to be provided before the committee could formally consider his idea. He was also advised that the committee's deliberations would not be driven by the hotel's demolition schedule. It was noted that Cook had 3 projects, one on W Dayton and two on S Bassett, that were long overdue for completion. He was advised that the committee would not be able to support his Mifflin idea until those projects were totally completed and all outstanding issues resolved.