

**CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE**

Date: July 17, 2012

To: Plan Commission

From: Amy Scanlon, Preservation Planner

Re: Report of the Preservation Planner related to the proposed demolition of properties at the corner of West Doty and South Bedford Streets (541, 543, 545, 549, 553 West Doty and 211 South Bedford)

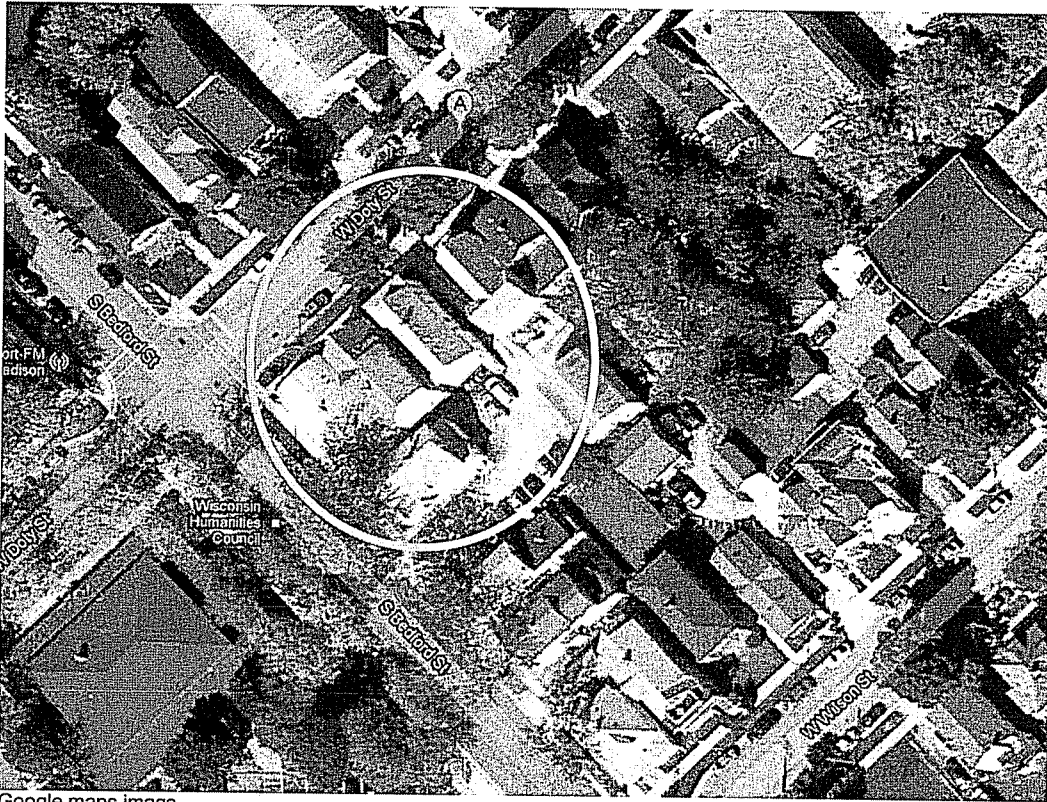
Ordinance: 28.12(12)(c)1.d. The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

Report:

The historic value of the properties listed above was discussed at the April 16, 2012 meeting of the Landmarks Commission. The buildings, constructed as early as 1872 and as late as 1948, show the trend of development in the Bassett District. The overall finding of the Landmarks Commission is that while the buildings are old and in relatively good condition, there is no known historic value. I am in agreement with these findings.

An excerpt of the Demolition Report provided to the Landmarks Commission is attached to this memo.

Development Proposal at corner of Bedford and Doty Streets



Google maps image



Bing maps image

Applicant: John Sutton

The Applicant provided demolition notices for the properties listed below as part of the development proposal that will consist of a 59 unit apartment building with underground parking for 53 cars:

Please note that preservation files do not exist for these properties unless noted.

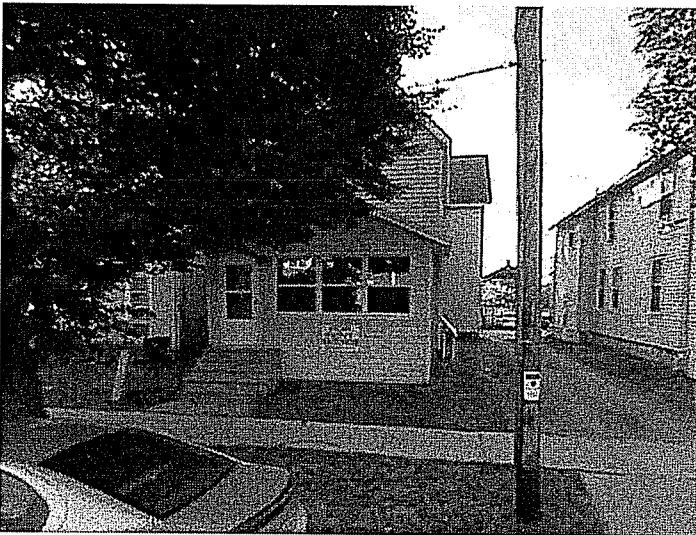
541 West Doty Street
Two flat. Built in 1912.



Google street view image

Staff findings: The preservation file notes the date of construction as "unknown", but states that the building is shown on a 1908 map.

543 West Doty Street
Two flat. Built in 1872.

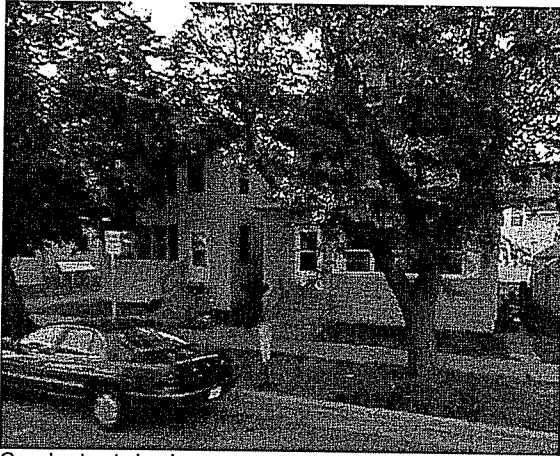


Google street view image

Staff findings: The preservation file notes that the date of construction is between 1872 and 1892 as the building is not shown on the map of 1872, but is shown on the map of 1892.

545 and 549 West Doty Street

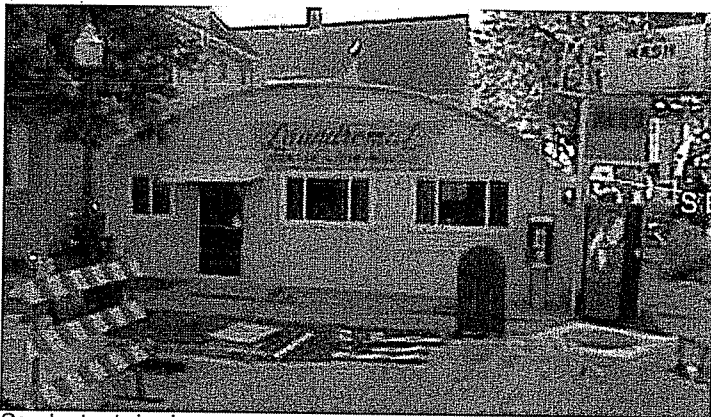
545 is a two flat built in 1889. 549 is a three unit built in 1912.



Google street view image

553 West Doty Street

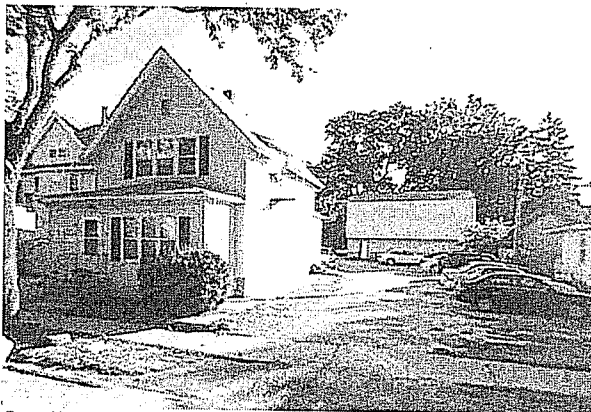
Quonset hut last used as laundromat. Built in 1948.



Google street view image

211 South Bedford Street

Two unit. Built in 1904.



Google street view image

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** April 18, 2012

TITLE: 211 South Bedford Street – PUD, 59-Unit
Apartment Building. 4th Ald. Dist. (25976) **REFERRED:**

REREFERRED:

REPORTED BACK:

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

DATED: April 18, 2012 **ID NUMBER:**

Members present were: Henry Lufler, Acting Chair; Dawn O’Kroley, Marsha Rummel, Melissa Huggins, Richard Slayton and John Harrington.

SUMMARY:

At its meeting of April 18, 2012, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD located at 211 South Bedford Street. Appearing on behalf of the project were John W. Sutton and Douglas Kozel. Sutton presented initial plans for a 58-unit apartment building with 54 parking stalls on one level. A bicycle garage is also included with space for 44 bikes with 8 visitor stalls outside. The apartments will be marketed as high end, market-rate apartments with wood floors, granite counters, and individual HVAC units. The building is “L” shaped allows for a recessed courtyard on the long side, and the short side provides for the main entry into the building. The units are mostly a variety of one-bedroom units. Kozel provided a view of the courtyard, but changes have been made and the latest elevations were not shown. Masonry, lap siding and metal are the proposed building materials. Staff noted the requirement and necessity to provide site context for the project, review of the existing conditions on the combined sites including buildings to be demolished, completely detailed site plans and elevations. Rummel asked that they look into this being a transit corridor and the possibilities of marketing these to Epic employees.

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 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 211 South Bedford Street

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

General Comments:

- Good ideas!
- Nice rendering Doug!

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 6, 2012	
TITLE: 211 South Bedford Street – PUD(GDP-SIP), 59-Unit Apartment Building. 4 th Ald. Dist. (25976)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: June 6, 2012	ID NUMBER:	

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** of a PUD(GDP-SIP) located at 211 South Bedford Street. Appearing on behalf of the project were John W. Sutton and Douglas Kozel. Sutton presented plans for a 58-unit apartment building. There are currently four houses along Doty Street, the Quonset hut and one unit on Bedford Street with an interior garage and gravel parking. There is no vegetation on the site. This block was identified as a transition area for more density in both the Downtown Plan and the Bassett Neighborhood Plan. Vegetation will be added and the number of curb cuts will be reduced. Changes to the plan include a first floor workout room rather than a residential unit, and the addition of 19 parking spots in the underground garage. Kozel showed perspectives and materials including brick and hardiboard siding, steel lintels and canopies and manufactured stone. Vertical planters will add vegetation, with plant type being written into the tenants’ leases. Guest bike parking will be provided, and the developer is considering space for a community car, as well as plug-ins for electric cars. Stormwater management plans include a “first flush” by integrating storage to be used for passive irrigation. Comments and questions from the Commission were as follows:

- Good use of natural materials.
- I have concerns about the accessible route. I’m not entirely comfortable with that as proposed (thru courtyard entry). You’ve got a beautiful entry, the scale is nice; but it’s not for everyone. The main entry should be for everyone.
 - Our alternative is to design landscaped courtyards as an entry feature that provides an accessible route.
- All things considered, if you give proper orientation and design to that landscaped courtyard space it would be appropriate, but I wouldn’t ruin this entry (Bedford).
- Could the building be designed with the landscaped court as the entry feature?
- Can you come up with a ramp that doesn’t detract from the architecture?
- Is there a way to hide the ramp a bit with landscaping?

- I would prefer not to see a ramp at the corner and front entry, if it can be avoided.
- Consider texture and color for the walk to the entrance to the courtyard entry to enhance its function as an additional main entry to the building.
- You don't have any Aspens specified right now. Add them in a way that nature would have, randomly.
- Allow your plantings to invite people in.
- That second entry needs to have its own sense of presence.

ACTION:

On a motion by O'Kroley, seconded by DeChant, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-1-0) with Barnett voting no. The motion required that the applicants continue to study the second courtyard entry to be at grade and equitable with the Bedford Street "staired" entry, including address of comments relevant to the incorporation of "Aspen" with the planting plan.

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 6.5, 7, 7, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 211 South Bedford Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating	
Member Ratings	5	7	-	-	-	5	8	6.5	
	6	8	8	-	-	3	8	7	
	7	9	6	-	-	6	8	7	
	6	8	8	-	-	5	8	8	
	7	8	6	-	-	6	8	8	

General Comments:

- Want to see more on stormwater management, visitor bike parking and review/enhance accessible entry.
- Very nice project but second-rate entry for people with special needs is not acceptable.
- Issue is equitable handicap pedestrian entrance. Building design is really outstanding.
- Make both entries equally grand. Nice project!

CAPITOL

NEIGHBORHOODS, INC.
MADISON, WISCONSIN

May 30, 2012

Mr. Brad Murphy
City of Madison
Planning Department
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Aspen Court Apartments – W. Doty and S. Bedford
Bassett District Steering Committee Review

Dear Mr. Murphy,

The Bassett District of Capitol Neighborhoods has established a steering committee to work with the developer of the Aspen Court Apartments located on the corner of W. Doty and S. Bedford. The steering committee met with the development team on several occasions over the past few months.

Overall, members of the committee are supportive of the proposed use of this site for a residential building. The consensus is that the scale of the proposed 4-story building is appropriate for the site and is a good use of the space.

The overall design of the proposed building is good functionally and is also visually appealing. While the project removes all mature trees from the site, the front entry and courtyard areas will be professional landscaped to reflect native plantings and green space for the neighborhood and residents to enjoy. Based on suggestions by the committee, the developer added more auto, moped, and bike parking and the committee is pleased that the proposal now has more than one bike stall and sufficient auto parking for each apartment. While the units will have decks, the committee feels the material will be visually appealing and will create privacy for the residents.

Thank you for your consideration,

Maureen Miner, for the Aspen Court Apartments Steering Committee
Bassett District, Capitol Neighborhoods



Traffic Engineering and Parking Divisions

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

Suite 100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2986

Madison, Wisconsin 53701-2986

PH 608 266 4761

TTY 866-704-2315

FAX 608 267 1158

July 19, 2012

TO: Plan Commission

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

SUBJECT: **541-553 West Doty Street & 211 South Bedford Street – Demolition – PUD-SIP--Demolish 5 residences and 1 commercial building to allow construction of a 58-unit apartment building**

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. MGO 10.08 states that the minimum width of a two-way commercial driveway shall be 18' wide at the sidewalk. The driveway entrance to the underground parking facility shall be widened to 18', while the driveway to the service bay may remain at 10' as a truck access.
4. The driveway flares for the service bay may not encroach in front of a neighboring property. If this is unavoidable, a letter from the neighboring property owner shall be submitted to Traffic Engineering accepting the driveway flare encroachment.
5. The garage door to the parking facility shall be located a minimum of 20' back from the sidewalk to allow for one car to queue without blocking the sidewalk/right of way while the garage door is operating. The grade of the ramp for underground parking shall be noted.

6. 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'.
7. 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.
8. 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 if you have questions regarding the above items:

Contact Person: John Sutton
Fax: (608) 255-1764
Email: john@suttonarchitecture.com

DCD: DJM: dm