

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 22, 2006
TITLE: 702 North Midvale Boulevard, PUD-SIP – Restaurant. 11 th Ald. Dist.	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 22, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Lisa Geer, Todd Barnett, Lou Host-Jablonski, Cathleen Feland, Jack Williams, Robert March and Ald. Noel Radomski.

SUMMARY:

At its meeting of March 22, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP for a restaurant located at 702 North Midvale Boulevard. Appearing on behalf of the project were Andy Stein, Jon Sandeman, Steve Harms and Eliot Butler. The plans as presented featured the following:

- The chimney features on both the west and north elevations have more dominant features such as an enlarged base and top, including an increased size of hearth in width and height.
- Standards for the minimum size of awnings and their extent along retail portions of the building were provided and noted on the face of the plans.
- Details of a proposed stucco application on the upper elevation of the retail portion of the building were provided, resolving the previous concerns relevant to the “cheap look.”
- The horizontal beam on the retail portion of the building had been widened by 8-inches, with the new look stucco application below providing a patterned appearance along with changes to the underlying window systems to be more proportional in scale.

ACTION:

On a motion by Host-Jablonski, seconded by Barrett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0-1) with Feland abstaining.

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, 7, 7, 7, 7, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 702 North Midvale Boulevard (Restaurant)

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

General Comments:

- Bravo for improving the fireplaces.
- Very good addition to the Midvale project and cinema. Inviting patio areas.
- Excellent. Thanks for taking our previous comments into consideration.
- Fire place and awning improvements are welcome.
- Good development.