

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> January 30, 2008
TITLE: 1212 Sayle Street – Demolition and New Construction in UDD No. 1, City of Madison Traffic Engineering Warehouse Building. 13 <sup>th</sup> Ald. Dist. (08331)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: January 30, 2008	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, Richard Wagner, John Harrington and Jay Ferm.

### **SUMMARY:**

At its meeting of January 30, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a City of Madison Traffic Engineering warehouse building located at 1212 Sayle Street. Appearing on behalf of the project were Jan Horsfall, representing the City of Madison; and Christopher Thiel, representing SAA Architects. The modified plans as presented featured the following:

- The orientation and movement of the building toward its Van Deusen Street frontage in coordination with an existing utility easements. In addition, a greater setback is provided adjacent to the proposed bike path improvements. The review of the sanitary sewer and utility easement issues limits the location of the building closer to the site's Van Deusen Street frontage.
- Enhanced landscaping and screening amenities within the area designated for the future bikeway improvement was provided, a 66-foot right-of-way with landscape and screening amenities emphasized.
- Various building elevations, especially the creek side elevation, which has been enhanced with the provision of vertical oriented pilasters and differentiation in color patterning.
- It was noted that the request to provide for the use of "Kalwall" on the south side of the building provided for too much thermal gain issues.
- An additional setback from the rear of the building and proposed fence enclosure is now provided of approximately 25-30 feet for outdoor storage. The fence is still proposed to be enhanced with additional vining as a supplement to existing vining to provide for the screening of the rear of the building and adjacent yard area from the future bike path.
- Landscape screening has been provided off of the southwesterly corner of the building along with an extension of gravel off of the corner to extend to the future bike path.

Following the presentation the Commission noted the following:

- Site plan much improved.
- Take word on solar gain issue with Kalwall on southern elevation but prefer some additional window treatment below roof overhang.
- Disappointed about no windows on south elevation.

- Replace *Viburnum lantana* (an invasive species) along with limiting the use of lawn turf in favor of a “no mow” variety adjacent to bike path on slope, less maintenance, less energy consumption.
- Use no mow on upper area below bike path (between bike path and creek).
- Incorporate an evergreen vine as an alternative to one of the four deciduous proposed vines to be utilized to provide for enhanced screening on the fence.

**ACTION:**

On a motion by Slayton, seconded by Woods, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion required address of the above and the following:

- Attempt to reduce the high light levels of the fixtures located on the building in addition to providing for the use of fully shielded metal halide fixtures.
- Adjust plantings per comments within the report.

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, 6, 6, 6, 6, 6, 6.5 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1212 Sayle Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	6
	7	7	7	6	-	-	6	7
	6	6	6	6	-	6	6	6
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	6.5
	6	6.5	7	5	-	5	5	6
	7	6	6	-	-	-	-	6
	7	7	7	-	-	6	5	6

General Comments:

- Use “no-mow” lawn (or meadow) to north of path; add small lawn “beach” to south.
- Good improvement to the old existing buildings.
- Addition of architectural detailing improves this utilitarian building. New building location addresses concerns about relation to creek.
- Improved site plan and architecture.
- Much improved site plan. South elevation needs work, not sure about gray pilasters.
- Bank plantings compatible with naturalized creek; plantings along building could be more in tune to this.