

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** March 31, 2021

**TITLE:** 330-342 E. Lakeside Street - Public Building, Building Updates and Interior Renovations for Future Parks Division Offices and Community Space. 13th Ald. Dist. (64088)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

**DATED:** March 31, 2021

**ID NUMBER:**

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Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo\*, Craig Weisensel, Christian Harper, Jessica Klehr, Shane Bernau, Rafeeq Asad, Syed Abbas, Tom DeChant and Russel Knudson.

\*Braun-Oddo recused herself on this item.

### **SUMMARY:**

At its meeting of March 31, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of building updates and interior renovations located at 330-342 E. Lakeside Street. Registered and speaking in support were Chris Oddo, representing City of Madison Parks Division; Ken Saiki, representing Saiki Design, Inc.; and Andy Meessmann. Registered and speaking neither in support nor opposition were Amy Scanlon, representing City of Madison Engineering Division; and Michael Sturm, representing City of Madison Parks Division.

The project involves the renovation of the former Wisconsin Medical Society to allow the Parks Division to use the east wing as offices and lease the west wing to a community partner. The property will be rezoned to parks and recreation. To create the accessible stall and walkway to meet ADA requirements they have to level that space which creates the new parking lot area with a low amount of slope. They will end up disturbing about 12,000 square feet but replacing 8,000 square feet of impervious and providing some bioretention or rain garden areas. They will reconnect the parking to the main entrance, and provide an elevator within the entry piece to make the entire building accessible. New bike parking stalls will be installed along the edge on the north side, including four spots for bikes with trailers or carriers. The east side of the site has a service parking area that will be remodeled to contain HVAC equipment and a trash enclosure contained by a board on board fence. It's a pretty simple site renovation. The landscape for the entire site is essentially turf and large trees, the work to remodel the parking lot preserves all the existing trees.

Andy Meessmann spoke in support. It's great to see this site developed with park uses. In consideration of light pollution, the proposed bollards near the bioretention basins could be reduced to a 120 degree spread to cast only on the path rather than the bioretention basin behind it. Excited about this project.

The Commission discussed the following:

- The use of some smarter stormwater management goes a long way to show the City's example that they're setting. The existing chimney, is that still functional?
  - We're venting the HVAC up through there.
- A lot were used for incinerators, could be an opportunity for those outdoor intakes, using architectural design for functional purposes. The existing solarium, could you speak to what room is inside there, or program is connected to that horizontal sun roof?
  - You see a broad stairs up to the first floor, up about 8-feet. There is no other function other than transporting you up to the first level. The space is used to add an elevator for accessibility with main reception and waiting room behind that.
- It's an aesthetically beautiful thing to use it to bring in natural warmth to the building. That condition creates quite a cooling consumption load, is that heat really being used, is it an opportunity to improve on this architectural feature? It's a consideration, if the room inside is perhaps not making the best use of that solar heat.
- I appreciate the thoughtfulness of everything proposed. On the southeast end of the building where the trash enclosure is located, does that cut off either the views or circulation around that south end of the building? Any future plans for allowing people to get to that lake side space?
  - We reduced the screening around it for practical reasons, it also changes the view as little as possible from what you see today. We studied to make sure that Phase 1 site work would integrate well, we did study the public access because we're looking to provide public space at this building.
  - Future phases would bring the public directly to the water from the public right-of-way but definitely from the parking lot.
  - Right now there's an existing stairway tight to the building. We're hoping in the future we'll have an on-grade walkway that would go through this area and cut up to the lakefront. We've done studies on how that might link and get past that existing memorial tree. No impact will be had on the shoreline.
- I want to encourage lighting coming from the building too. If there was a water connection for boaters and kayakers that would be a great addition to the park.
- Is there a perspective developed of that elevator overrun from the west? It is somewhat inelegant. Is there a more elegant way to deal with an elevator overrun?
  - We talked about trying to make this a glass shaft and to reduce the visibility of whatever we put there. After working through cost and Fire Department requirements we ended up at a more conventional condition.

**ACTION:**

On a motion by Weisensel, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0).