

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 24, 2006	
TITLE: 2502 East Washington Avenue – Building Demolition and Parking Lot Construction in Urban Design District No. 5. 12 th Ald. Dist.	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: May 24, 2006	ID NUMBER:	

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lisa Geer, Michael Barrett, Todd Barnett, and Cathleen Feland.

SUMMARY:

At its meeting of May 24, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a building demolition and parking lot construction in Urban Design District No. 5 located at 2502 East Washington Avenue.

Appearing on behalf of the project were Fr. Joseph Tzougros, Joseph Schirmor, Spiros L. Fafalios, PE and Nick Fatsis. Staff noted to the Commission that the project provides for the demolition of a small commercial building immediately abutting the church's property fronting along East Washington Avenue where the short-term plan required its demolition in order to provide for remediation of the site with future plans to be developed by the church for its incorporation into its operation as a combination parking addition and green space area. Since the future plans for redevelopment of the area following the remediation are still under development, the immediate request of the church was to demolish the building to allow for the site's intervening remediation prior to future development. It was noted by staff and the applicant that future plans for the site's redevelopment for parking and open space would be required to return for final approval by the UDC, as well as the Plan Commission, at some time in the future following remediation of the site. It was noted by the applicant support by adjoining neighbors for redevelopment of the site.

Following the presentation of the plans, the Commission noted that the church's visibility and anchor was important along East Washington Avenue as well as the neighborhood. The plans should provide for the creation of an edge to the street with a fence with a gateway at the street.

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 ratings for this project are 6, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2502 East Washington Avenue

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

General Comments:

- Will be a nice opportunity to enhance the church’s site.
- Good proposal.
- Major “coming out” for a beautiful church.
- Looks great.
- Safety concerns and urban blight are good reasons to consider the key shop demo. Like the fence and bell tower ideas.