

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION                      **PRESENTED:** February 8, 2006

TITLE:    601 West Wilson Street – Amended                      **REFERRED:**  
             PUD(GDP-SIP), Demolition for a New                      **REREFERRED:**  
             Office Building, 4<sup>th</sup> Ald. Dist.                                      **REPORTED BACK:**

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

DATED: February 8, 2006    **ID NUMBER:**

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Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Lisa Geer, Michael Barrett, Jack Williams, Bruce Woods and Cathleen Feland.

### **SUMMARY:**

At its meeting of February 8, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on an amended PUD(GDP-SIP) for the demolition of an existing structure for a new office building on property located at 601 West Wilson Street. Appearing on behalf of the project were Doug Hursh, with Rosemary Lee speaking in favor of the project. The project as proposed provides for the demolition of a remnant portion of the former “Findorff” office building in order to construct a new office facility for the “National Conference of Bar Examiners” (NCBE). It is the desire of the NCBE to maintain its offices within the area, as well as in Madison, which are currently located at 402 West Wilson Street. The size of the existing facility does not provide for the growth needs of the NCBE; thus requiring a larger more updated facility. The property is currently zoned PUD(GDP) and PUD(SIP) in favor of future multi-family development and the continued use of the existing structure on the site for office/commercial uses. Upon the demolition of the existing structure, it is proposed to develop a four-story building approximately 44,000 square feet in size located off the southern corner of the intersection of West Wilson Street and South Bedford Street. The project involves the development of both surface and structured parking with a total of 98 stalls sharing access and use with the adjacent newly constructed Findorff office building. The conceptual building elevations provide for a building constructed of brick, precast, copper and glass with a stone base. The stone base is complementary to that of the adjacent Findorff building. Following the presentation, the Commission expressed concerns on the following:

- Need to provide more parking lot tree plantings to alleviate concerns with the heat effect. The structure of the new ramp can accommodate creating large planters for trees that are wider but not necessarily deeper so as not to create structural conflicts.
- Concern with potentially large sign areas that the façade presents on its various elevations.
- The project as designed misses an opportunity to create an urban corner that connects to the street; the adjacent Findorff building does not.
- Examine considerations for covered bike parking under overhangs.
- Concern with the blank wall along Bedford Street providing a disconnect of the project from its corner location.

**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 7, 7, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 601 West Wilson Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	6	6	-	-	6	7	7
	7	7	-	-	-	-	7	7
	7	6	-	-	-	7	7	7
	7	7.5	6.5	-	-	7	7	7

General Comments:

- Nice!! Low parking ratios as befits a walking/biking neighborhood. There should be at least a few bike parking stalls under the covered arcade on the north side. Also, compliments on including showers for bike commuters. The corner at the streets should be the major entryway feature, not the parking lot.
- Need more trees to shade parking. Make sure building greets street well.
- Good site concept, by burying the parking and holding the corner. We'll need to see the concept fleshed out more...
- Nice architecture!
- Parking islands as proposed are too small and will need shade trees. As is now it does not meet parking lot standards.