

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 9, 2006
TITLE: 639, 645 and 651 State Street – Exterior Remodeling in C4 District. 8 th Ald. Dist. (03431)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: August 9, 2006	ID NUMBER:

Members present were: Lou Host-Jablonski, Acting Chair; Michael Barrett, Todd Barnett, Lisa Geer, Ald. Noel Radomski and Cathleen Feland.

SUMMARY:

At its meeting of August 9, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of exterior remodeling in the C4 District located at 639, 645 and 651 State Street. Appearing on behalf of the project were Michael Schmidt and Paul Karow, architects. The modified plans as presented featured the following:

- An existing channel shaped stone band will be maintained and repaired above the proposed sign band with the elimination of a previously proposed urethane cornice.
- Further investigation of the vertical piers between storefronts provides that existing brick on the building's original facade can be maintained and repaired without the need to reface with new brick.
- The back panel of the proposed signboard will utilize smooth face cement board, in combination with smooth face cement board trim and various colored awnings for each tenant space. All awnings will feature pantone colors. The existing concrete kick plate will be sandblasted and repaired to match that of the existing if required to be replaced.

ACTION:

On a motion by Barnett, seconded by Ald. Radomski, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0).

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, 7, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 639, 645 and 651 State Street

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

General Comments:

- Excellent response to comments; good job.
- Signage is nice complement to existing building. Exposing existing brick is very nice.
- Great improvements!
- Like the brick columns revealed and sign background color choices with exterior brick.
- Nice improvements over previous application.
- Very nice improvements in cleaning up this look. Exposing the original brick is a nice touch.