

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 19, 2006
TITLE: 4402 Femrite Drive – New Construction, Addition to a Church in Urban Design District No. 1. 16 th Ald. Dist. (03307)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: April 19, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of April 19, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of an addition to a church in Urban Design District No. 1. Appearing on behalf of the project were Ron Siggelkow, Todd Green, Hariah Hutkowski, Lee Fiscel, Hasan Mohr, Jennifer Meier, Biola Lamikoura, Jenni Green, Tony Higgins, Jean Schoeni, Sam Potter, John Clark, Paula Anderson and Paul Moore. The project provides for a two-story addition along the southern elevation of the existing building at the property's Femrite Drive frontage. The addition will provide for additional support space consisting of a great room, food pantry, living room, reception gathering youth center, restroom facilities and music center. The landscape plan has been enhanced to provide for additional amenities along with new bicycle parking provided at the front of the addition (south elevation). A courtyard feature has been added off the easterly elevation of the addition. The addition features the use of a blue colored EIFS combined with metal paneling and roof as is the original building. Following the presentation, the Commission found the following:

- A handsome addition, improves the entrance to what is already there but questioned why no windows in the youth center. Siggelkow noted that the youth center wanted to function as a nightclub center.
- Consider the use of a muted blue for the façade color instead of the bright blue of the existing building.
- Issue with the windowless youth center consider replacing metal panel with translucent materials to allow filtered light. Also issue with windows at bottom of addition, consider making them floor to floor; as designed call themselves out too much. In addition, concern with the lack of tree islands as well as concern with the deposit of water from the shed roof of the addition.
- Look at extending the shed roof to move water to an onsite area.
- The issue with proportions of the crosses on the façade in juxtaposition with the metal panels needs to be resolved.
- Reduction in parking may not require additional tree islands.
- Concern with the intensity of the blue color on the existing building matching the new addition.
- Disappointed about the window issue, like shared-parking agreement with adjoining neighbors as well as onsite surface parking.
- Need to provide more bike parking by spreading it along the canopy for bad weather protection.

Relative to the issue of the windowless club, the pastor restated that it was their desire to maintain a club feel as well as maintain an appropriate environment for theatrical presentations and their potential use of artificial lighting.

ACTION:

On a motion by Host-Jablonski, seconded by Ald. Radomski, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0-1) with Geer abstaining. The motion required the following:

- Look at proportions of crosses to resolve their weak appearance, the extension of the base windows, and elimination of EIFS to the ground level, in addition study the use of metal panels in substitution of EIFS on the addition.
- The need to provide for more landscape tree islands within the surface parking area is not required due to the reduction in parking levels on the site and landscaping improvements as proposed.

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 5, 5.5, 6, 6, 6, 7, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4402 Femrite Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	8	7	8	8	7	8
	6	5	5	-	-	5	4	5
	6	6	7	-	-	8	-	6
	-	-	-	-	-	-	-	6
	5	4	6	7	-	5	6	5.5
	7	6	7	7	-	7	7	7
	5	8	8	-	-	8	7	7
	6	5	7	6	-	7	5	6

General Comments:

- Nice to see this gateway site improved and at least some parking eliminated.
- Nice building addition, especially since there is no request for additional parking. Positive addition for the community.
- Approvable. An improvement over the less-than-inspiring original church building.
- Much improved over existing building but still rather unimpressive.
- No windows at youth center? Crosses could be nice but now look weak. Base windows – larger? EIFS to ground not good. Add parking lot islands at 22/28 stall sections. Rain garden at rear at bottom of shed roof (at north).
- Unfortunately, existing blue exterior color is terrible and will detract from a nice project. Nice addition and enhancement to existing building. Simple and effective building vocabulary.
- Maybe the addition will improve the appearance of the existing building.