

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 2, 2011
TITLE: 113 South Mills Street – Demolition of Two Residential Buildings for a PUD-SIP for Meriter Hospital Child Care Facility. 13 th Ald. Dist. (23412)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: November 2, 2011	ID NUMBER:

Members present were: Richard Wagner, Chair; Marsha Rummel, Todd Barnett, Melissa Huggins, Richard Slayton, Henry Lufler, John Harrington and Dawn O’Kroley.

SUMMARY:

At its meeting of November 2, 2011, the Urban Design Commission **GRANTED FINAL APPROVAL** of a demolition for a PUD-SIP located at 113 South Mills Street. Appearing on behalf of the project was Kirk Keller, representing Plunkett Raysich Architects. Appearing in support and available to answer questions were Garret Q. Perry and Gerard Rabas, both representing Meriter Hospital. Keller reviewed changes to the plans based on the Commission’s previous comments, to include the following:

- The intent of the gutters to stay lighter in color.
- The gutters no longer run diagonally across the building.
- The window sills of the buildings to stand out.
- Roof changes so as not to have a flat box form.
- The Mound Street entry will incorporate stone, with a wood look lightening up the porch end.
- The Mills Street elevation has stucco above and cement board siding below.
- The Spirea has been switched to Stephanandra.
- The River Birches have been switched to Winter King Hawthorne to maintain multi-stem character and ovate form but still get the seasonal highlights.

Questions and comments from the Commission were as follows:

- No stone base provided on east elevation, initial approval requires a stone base on all sides of the building.
- Why reduce the slope of the playroom so it doesn’t match the others.
 - Because the users asked for a window into the kitchen that would operable so we worked it in there by dropping the slope.
Could you try to make it a little taller? It seems out of character.
- From experience, the cement board trim is very hard to work with. Suggest using natural wood or cellular product.

- Look at the gable window on St. James Court as a single piece, perhaps a larger window.
- Make sure you get your handrail extensions modeled.
- Thank you for modeling the gutters, but not thrilled with the gutter coming down on top of the roof. Did you look at running that one down so as not to erode the shingles?
 - There might be a way to tie that underneath the deck.
You could get rid of the gutter and run the metal strip along the drip line.
- Take a look at the roof forms on the Mills Street elevation perspective. Something seems uncomfortable in there; large mass has lower base line, uncomfortable and look at middle gable to not clip under trim.

ACTION:

On a motion by Barnett, seconded by Huggins, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion required the following:

- The stone should be wrapped around all faces of the building.
- Raising of the roof pitch over the back playroom as much as possible.
- Resolution of the trim at the small gable windows.
- Modify the gutter/downspout at the corner to not run across roof.

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, 6, 6.5, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 113 South Mills Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6.5
	6	6	6	-	-	-	7	6
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	7
	6	6	6	-	-	-	5	6

General Comments:

- Solid.
- Very attractive building.