

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 19, 2007
TITLE: 1212 Sayle Street – Demolition and New Construction, City of Madison Traffic Engineering Warehouse Building. 13 th Ald. Dist. (08331)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 19, 2007	ID NUMBER:

Members present were: Lou Host-Jablonski, Marsha Rummel, Richard Wagner, Richard Slayton, Jay Ferm and Todd Barnett.

SUMMARY:

At its meeting of December 19, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for demolition and new construction for a City of Madison Traffic Engineering warehouse building located at 1212 Sayle Street. Appearing on behalf of the project Jan Horsfall and Juan C. Cebollero of Mead & Hunt; and Christopher Thiel of SAA. The project involves the replacement of an existing Traffic Engineering warehouse building which is proposed to be demolished due to its deteriorating condition where the replacement facility has been adjusted within a relocated building envelope area to provide for the future expansion of an adjacent bike path along Wingra Creek. Jan Horsfall provided details on the proposed site plan where the relocation of the building footprint will physically decrease the extent and perimeter of the existing storage yard surrounding the Traffic Engineering facility. Thiel provided an overview of the site in conjunction with the existing bike path and future improvements adjacent to Wingra Creek. Discussion by the Commission noted the following:

- Why is City putting a warehouse next to a creek prime frontage?
- Look at alternatives to relocate to use land for a better use.
- Development should address bike path. The visibility of the light pole storage yard an issue from the bike path/Wingra Creek corridor. Use of land for storage yard is also an issue.

Following the discussion, the Commission generally noted the need for the City to provide a master plan for City-owned lands with City facilities, and area as a whole to provide context to this project with the project as proposed and designed; good.

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 3 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1212 Sayle Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	3	3
	6	7	6	-	-	-	5	6

General Comments:

- This appears to be a case of a reasonably well-designed project for the wrong location. We really need to see a master plan before approving a City warehouse on the creek.’
- Master plan to explain context needed. Building should address bike path if stays in this location.
- There is a better use for this site.
- Need larger context.
- Building at this site questionable at best.