

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 13, 2008
TITLE: 822-844 John Nolen Drive - New Construction of a Hotel and a Restaurant in Urban Design District No. 1. 14th Ald. Dist. (10521)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: August 13, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski; Chair, Jay Ferm, Todd Barnett, Richard Slayton, Bruce Woods, Ald. Marsha Rummel, John Harrington and Ron Luskin.

SUMMARY:

At its meeting of August 13, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** for the construction of a new hotel and restaurant located at 822-844 John Nolen Drive, in Urban Design District No. 1. Appearing on behalf of the project were Chris Thiel, representing SAA, Scott Steffen, Rick Van Den Heuvel, and John Supple. Thiel reviewed the changes since the Commission last reviewed the project, clarifying that the horizontal banding on the hotel is recessed panels, not lighting as was previously shown. For the restaurant, Thiel stated that the parapet height was increased, part of the roofline was lowered, and windows were added at the corner.

ACTION:

On a motion by Woods, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL** for the construction of a new hotel and restaurant located at 822-844 John Nolen Drive, in Urban Design District No. 1, with the condition that both buildings utilize a white membrane on flat roof areas that will not be accessible to hotel patrons. The motion passed on a vote of (7-1) with Host-Jablonski voting no.

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, 6, 6, 7, 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 822-844 John Nolen Drive (10521)

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

General Comments:

- Overall a nicely integrated package.
- Bike parking not resolved.
- Still poor overall siting of this pair of buildings.
- Attractive project.