



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1 S Ingersoll Street
Application Type: Exterior Modifications to an Existing Public Building in Urban Design District (UDD) 8
UDC is an Approving Body
Legistar File ID #: [86818](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Melissa Destree, Destree Design Architects, Inc. | Jonathan Evans, City of Madison Engineering Division | Justin Stuehrenberg, Madison Metro General Manager

Project Description: The applicant is proposing exterior modifications to the Madison Metro Campus, including improvements along the E Washington Avenue façade, including a portion of what was the Gisholt Machine Company Manufacturing Complex and the bus service and parking portion of the building, the building corner at E Washington Avenue and S Ingersoll Street, and the employee entrance on S Ingersoll Street. The proposal also includes lighting and landscape improvements.

Staff notes that the proposed façade improvements are adjacent to the designated landmark, however no part of this project involves the designated landmark site. As such, the Landmarks Commission is tasked with providing an advisory recommendation on whether the proposed work will have adverse impacts on the adjacent landmark.

Project Schedule:

- On February 10, 2025, the Landmarks Commission reviewed and subsequently advised the UDC that the proposed improvements will not have an adverse impact on the adjacent landmark site.

Approval Standards: The UDC is an **approving body** on this request. The site is located in Urban Design District 8 ("UDD 8"), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in [MGO Section 33.24\(15\)](#).

This is also a Public Building, which requires UDC approval under Section 33.24(4)(d): *"The UDC shall approve plans for all buildings proposed to be built or expanded in the City by the State of Wisconsin, the University of Wisconsin, the City of Madison, Dane County, the Federal Government or any other local governmental entity which has the power to levy taxes on property located within the City."*

Summary of Design Considerations

Staff recommends that the UDC review the development proposal and make findings regarding the aforementioned standards for Public Buildings, as well as UDD 8 guidelines and requirements, including as it relates to the design considerations noted below.

- Building Design and Composition.** The UDD 8 guidelines and requirements generally speak to utilizing four-sided architecture, minimizing blank wall expanses, as well as utilizing pedestrian scale design elements and details. Staff requests the Commission's review and findings related to the proposed exterior modifications, especially as it relates to creating one cohesive architectural expression.

- **Materials.** As indicated on the plans, the proposed material palette is primarily comprised of masonry and metal panels. The UDD 8 “Materials and Colors” guidelines and requirements note that “*Exterior materials shall be durable, high-quality materials and appropriate for external use.*” Staff requests the Commission’s review and findings related to the proposed building material palette.
- **Landscape and Screenwall with Gate.** The UDD 8 “Landscaping and Open Space” guidelines and requirements generally encourage the incorporation of canopy trees into the landscape areas along street frontages in building setbacks, as well as utilizing fencing and screening that is complementary to the character of the building.

Staff notes that the E Washington Avenue elevation, as indicated on the elevation drawings, will be primarily covered by a mural. The proposed mural will be comprised of a panel system mounted to the wall. The mural will be framed by the coping of the knee wall and parapet. Consideration should be given to maintaining visibility of the mural relative to the proposed landscaping.

Staff requests the UDC’s review and findings related to the proposed landscape plan and site furnishings.

- **Lighting.** Staff notes and the applicant is advised that modifications to the lighting plan will be required to confirm that the proposed lighting complies with the lighting requirements pursuant to MGO 29.36, including those related to average light levels in pedestrian areas (2.5 footcandles maximum), as well as uniformity ratios (5:1) across the site and light trespass ten feet beyond the property line (0.5 footcandles). A full evaluation of lighting for consistency with MGO 29.36 will occur as part of the Site Plan Review process.

In addition, modifications to the submitted photometric plan and additional information regarding the proposed fixtures, especially Fixture OW1 and its mounting details, which is intended to light the proposed mural, are needed to fully evaluate whether the proposed lighting and fixtures are consistent with the UDD 8 “Lighting” requirements and guidelines, including those that generally speak to lighting being adequate but not excessive in pedestrian areas, as well as ensure that fixtures are integrated architecturally, and that fixtures are full cutoff. As noted on the lighting plan there are hotspots in excess of 50 footcandles in pedestrian areas.

Staff recommends that the UDC address lighting in their formal action, including whether the continued review of lighting can be completed administratively.