

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 24, 2006
TITLE: 202 State Street – Amendment to a Previously Approved Exterior Remodeling and Fourth-Story Addition to a Retail/Commercial Building in C4 District. 4 th Ald. Dist. (02896)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 24, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of May 24, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of an amendment to a previously approved exterior remodeling and fourth-story addition to a retail/commercial building in the C4 District located at 202 State Street. Registered on behalf of the project were Arlan Kay, Amy Hasselman, Ralph Simmons, Eugene McCurdy, and Tim Thompson. Arlan Kay and several representatives of the Associated Bank appeared to request modifications to the previously approved exterior remodeling and for the fourth floor addition to the retail commercial building located at 202 State Street within the C4 District. A previously proposed location of the ATM facility to be located within an interior security accessible lobby of the remodeled structure is now proposed to be eliminated in favor of a proposed walk-up window on the building's East Dayton Street façade on the first floor level adjacent to a public parking structure. The rationale for the change was based on security concerns with the previously proposed interior lobby location combined with lack of visibility from the street. Alternative locations on the façade were noted to be problematic due to the need to provide for front-loading machines that would create a security risk handling money in the open on very busy streets. The new ATM facility would feature two automatic tellers and a night depository featuring its own recessed lighting system which would provide added security due to its proximity to well lit areas of the City ramp. Following the presentation, staff noted to the Commission that outside of consideration of the ATM facility, request for approval of additional signage and lighting associated with the ATM would require further consideration by staff, according to applicable ordinances.

ACTION:

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion required staff approval of all proposed signage and lighting associated with the automatic teller facility. The motion was passed on a unanimous vote of (7-0).

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, 7, 7, 7, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 202 State Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	7	-	-	-	7
	-	-	-	-	-	-	7.5	7.5
	-	-	-	-	-	-	-	7
	-	7	-	-	-	7	7	7
	-	-	-	7	-	-	7	7
	-	-	-	-	-	-	-	6
	-	7	-	-	6	7	7	7

General Comments:

- ATM is well-integrated architecturally, better than most projects, actually.
- Good solution. Build on.
- Good solution.
- Good solution.
- The more viewable location on the outside is preferred.