

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: September 21, 2015
TITLE: 202 South Pinckney Street – Addition of Judge Doyle Square adjacent to a Designated Madison Landmark – Madison Municipal Building. 4 th Ald. Dist. Contact: Stuart Zadra, JDS Development, LLC	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Amy Scanlon, Secretary	ADOPTED: September 21, 2015 POF:
DATED: September 21, 2015	ID NUMBER: 40097

Members present were: Stuart Levitan, Chair; Erica Fox Gehrig, Vice Chair; Marsha A. Rummel, David WJ McLean, Lon Hill, and Anna V. Andrzejewski

SUMMARY:

Jody Shaw, Potter Lawson, registering in support and wishing to speak.
Eric Lawson, Potter Lawson, registering in support, wishing to speak, and available to answer questions.
Matt Morris, Hammes Company, registering in support and wishing to speak.
Natalie Erdman, Director of Department of Planning and Community and Economic Development.

Shaw briefly described the project and explained the General Development Plan (GDP) and Specific Implementation Plan (SIP) approvals which relate to the hotel and office future build outs on Block 105.

Shaw described the 24 foot wide alley between the Municipal Building and the new building on Block 88. He explained that the new development on Block 105 would have a zero lot line at the Fess Hotel. He explained that the Fess Hotel currently exits through the parking garage and that this access will be retained in the new development.

There was general discussion about the massing of the development on Block 105 and that a significant step back would be needed to maintain the historic character of the Fess Hotel. There was general discussion about the materials.

There was general discussion about the need for façade articulation directly adjacent to the Fess Hotel on the Doty Street elevation. There was discussion about relocating the hotel entrance to the Doty Street elevation near the Fess Hotel and moving the bike center away from the narrow sidewalk and garage entrances. There was discussion about the locations of garage entrances.

There was general discussion about the horizontal and vertical treatments on the new building on Block 88. Shaw explained that the wall adjacent to the Municipal Building had to be fire rated. There was general discussion about how the new building should be a background building to the Municipal Building and how the Municipal Building has an overall horizontal character with vertical expression of the articulation.

ACTION:

A motion was made by Andrzejewski, seconded by Gehrig, to advise the Plan Commission and Urban Design Commission that the Landmarks Commission finds that the proposed development (on Block 88) is not so large, but in order to find that the proposed building does to adversely affect this historic character and integrity of the adjacent landmark, the horizontal treatment of the exterior western wall should be revised to exhibit a more vertical/less horizontal expression. The motion passed by a voice vote.