

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 27, 2011	
TITLE: 1702 Wright Street – Madison College Health Education Building (aka Allied Health Building). 17 th Ald. Dist. (22181)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED:	POF:
DATED: April 27, 2011	ID NUMBER:	

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, John Harrington, R. Richard Wagner.

SUMMARY:

At its meeting of April 27, 2011, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the Madison College Health Education Building located at 1702 Wright Street. Appearing on behalf of the project were John Fuller, Bruce Morrow, John Lichtenheld and David Schreiber, all representing Madison College; and David Drews, representing Zimmerman Architectural Studios. Schreiber gave an overview of the site in the bigger context of the master plan. They are working on stormwater improvements to the drainage corridor along the west of Hoffman Street. The landscape plan includes naturalized areas, perennial/ornamental areas and managed lawn. Drews talked about the building, mentioning that the views have been modified to incorporate some of the landscaping. The building has a 2-story stone base with a stepped back third floor and a glass atrium at the main entrance. There is a green roof planned for the top of the 2-story element. Materials will include buff colored natural stone, metal panels, translucent glass and spandrel glass; sun shades will be used at various locations. Overall, the Commission had favorable comments and discussion focused on the following points:

- The landscaping within the parking lots needs to be enhanced and more substantial corridors connecting the buildings through the parking lot.
- A white roof could be appropriate.
- The northwest orientation of the clinic entrance is hidden and could be a problem in the winter.
- The clinic entrance is visually separated from the quad.
- The plant palette is very nice, but consider removing *Mysthcansus* (Japanese Flame Grass).
- The landscape plan doesn’t look quite right with the site plan since the buildings were shifted.
- The top of the glass atrium is a critical element and it doesn’t look right architecturally.
- The east-west pedestrian corridor should be more separated from the drive aisle in the future.
- Consider the relationship of this building, especially the entrance element, with that of the building proposed across Wright Street.

ACTION:

On a motion by Rummel, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL** with the following conditions:

- Provide full lighting information and cut sheets.
- Investigate alternatives for the top of the glass atrium entrance element.
- Address how parking/site plan issues to accommodate a stronger east-west pedestrian access.
- Look at northwest clinic entry orientation and architecture.
- Look at the back of the building landscaping/site design to relate better to the future quad.
- Finalize the landscape plan.

The motion was passed on a unanimous vote of (6-0).

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 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1702 Wright Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating	
Member Ratings	-	-	-	-	-	-	-	7.5	
	6	6	6	-	-	6	5	6	
	6	7	7	-	-	7	8	7	
	7	7	7	-	-	7	8	7	
	6	8	7	7	-	6	7	7	

General Comments:

- Many fine elements – particularly the arcade and green roof. Good suggestions about linking greenspace and clinic side of building.
- Fine academic building with a funny hat.
- NW entry wind issue. Solid, thoughtful project. Concerned about feel of W-E pedestrian axis.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 16, 2011

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: **1702 Wright Street**

Present Zoning District: M-1

Proposed Use: **Modify existing non-accessory off-street parking lot that served Madison College campus and construct Allied Health Education facility at Madison College.**

Conditional Use: **28.10(4)(d)10. Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served are a Conditional Use.**

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**
GENERAL OR STANDARD REVIEW COMMENTS

1. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide the minimum accessible stalls striped per State requirements. Provide the minimum number of van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. Provide two 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. Overall site bicycle parking: Provide one bike parking stalls per each 4 employees (the most employees present at any given time) and one bike parking stall per 4 students in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Call out and detail bike parking area's on final plans.

4. Exterior lighting will be provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards. An exterior lighting plan must be approved as part of final sign-off for this project.
5. Dimension all proposed building setbacks on the final site plan submitted for sign-off.
6. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.
7. Provide a detailed landscape plan as required by City of Madison General Ordinances Section 28.12. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)

M1 ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	913,720 sq. ft.
Lot width	50'	Adequate
Usable open space	n/a	n/a
Front yard	0'	56'
Side yards	0'	Adequate
Rear yard	10'	Adequate
Floor Area Ratio	2.0	Less than 1.0

Site Design	Required	Proposed
Number parking stalls	1 stall per 2 employees plus 1 stall per 5 students.	TBD as part of campus-wide parking calculations
Accessible stalls	TBD	TBD (1)
Loading	TBD	TBD (2)
Number bike parking stalls	1 stall per 4 employees plus 1 per 4 students.	44 (3)
Landscaping	Yes	Yes (7)
Lighting	Yes	(4)

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Other Critical Zoning Items	
Urban Design Review	Yes
Historic District	No
Landmark building	No
Floodplain	No
Utility easements	Yes
Adjacent to Wetlands	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.