

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 28, 2006
TITLE: 451 and 453 West Washington Avenue – PUD(GDP-SIP), Restaurant/Bistro/Apartments. 2 nd Ald. Dist. (03303)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 28, 2006	ID NUMBER:

Members present were: Lou Host-Jablonski, Acting Chair; Ald. Noel Radomski, Lisa Geer, Bruce Woods, Michael Barrett, Todd Barnett, Robert March.

SUMMARY:

At its meeting of June 28, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for a restaurant/bistro/apartments located at 451 and 453 West Washington Avenue. Appearing on behalf of the project were March Schmidt, architect, Rosemary Lee, Navin Jarugumilli, Jeff Holm and Peter Ostlind. Schmidt provided an overview of the revised plans as detailed in an attached cover letter within the application packet. His presentation emphasized the following:

- Railing details in both metal and wood.
- The use of either real wood siding or fiber cement siding in lieu of vinyl and/or aluminum with maintenance of existing window trim.
- The lighting of patio areas with fully shielded and/or gooseneck fixtures.
- The provision of landscaping and screening within a now reduced 2-foot setback along West Washington Avenue.

Following the presentation of the plan, Peter Ostlind, representing the Bassett Neighborhood Steering Committee spoke in favor of the project and noted that any foundation changes proposed for the building with the reconstruction and replacement of the basement level should be consistent to the historic character of the building and surrounding neighborhood buildings, and that lighting details should be provided for further review. Following the presentation, the Commission noted the following:

- If the building's existing basement level is replaced with issue of the relationship of proposed decks around the buildings to adjacent grade, it was suggested to lower the building to bring the patios (decks) to grade.
- Problem with split face block; want to see an alternative material treatment, as well as see retaining block section relevant to eating/deck areas, including lighting details.
- The foundation treatment should look as close as possible to limestone as is existing and as is with adjacent buildings in the area.
- The differential railing treatment is bothersome, looks cheap and not historical enough. Utilize turned spindles.

- Relevant to retaining walls, consider something like cut stone with a slight overlay on the capstone.
- Issue with total amount of paving at the rear; should be decreased to provide for a minimum amount of paving in the area necessary to maneuver vehicles and to provide for more green.

ACTION:

On a motion by Barrett, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-0). The motion required that more details be provided relevant to bike racks, lighting, retaining walls, as well as foundation treatment. The exposed basement foundation wall shall require further consideration with alternatives, as well as alternative rail treatment on the second floor for more historical treatment with stone incorporated at the base of the building in lieu of concrete.

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, 6.5, 7, 7.5, 8, 8 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 451 and 453 West Washington Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	9	8	6	-	-	9	9	8
	6	7	6	7	6	9	9	8
	7	7	6	-	-	-	7	7
	7	6	-	7	-	6	8	6.5
	6	7	-	-	-	6	8	6
	-	7	-	-	-	-	8	7.5
	8	9	9	10	9	8	10	9

General Comments:

- Excellent, imaginative adaptive reuse; absolutely appropriate intensification of urban/commercial use.
- Great reuse of existing building.
- Should be a nice complement to the neighborhood.
- Very inviting small urban outdoor spaces by the bistro. Still uncomfortable with the 1' spindle spacing in the railing. No detailed planting plan, soften block retaining walls for patios. Capstone on retaining walls for overhang and shadowline.
- Good concept...and this version is even an improvement.
- Thank you!