

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> June 6, 2007
TITLE: 5401 West Beltline Highway – Façade Renovation to the “Coppertop Restaurant” in Urban Design District No. 2. 1 <sup>st</sup> Ald. Dist. (06505)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: June 6, 2007	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Chair; Robert March, Bruce Woods, Richard Slayton, Ald. Rummel, Feland, Lou Host-Jablonski, and Michael Barrett.

### **SUMMARY:**

At its meeting of June 6, 2007, the Urban Design Commission **REFERRED** consideration for façade renovation to the “Coppertop Restaurant” located at 5401 West Beltline Highway in Urban Design District No. 2. Appearing on behalf of the project was Agron Gjinolli.

Prior to this presentation, staff noted previous attempts to negotiate an administrative approval on the renovation of the facade of the building housing the Coppertop Restaurant which were at an impasse due to issues with the extensive application of EIFS as a major component of the renovation of the restaurant and vestibule addition. The engineer for the project, Agron Gjinolli, noted that the design had been revised to further minimize the application of EIFS on upper portions of the building facade and addition as currently proposed. The overall facade treatment features the application of a 20-24” thick cultured stone base with EIFS stucco applied to upper portions of the elevation to improve insulation and the appearance of portions of the existing building in concrete block, which is currently uninsulated. Gjinolli noted that the concrete exterior walls were in a deteriorating condition. The plans provide for the screening of upper roof HVAC equipment with a steel screen wall. Signage as currently exists will remain the same as well as site lighting featuring the use of two light reflectors mounted to the ground sign and wall packs on the building. Following the presentation, the Commission noted the following:

- Exterior lighting on top of the sign should be replaced with appropriately shielded down lit fixtures. Lights on the building look exposed and need to point down and also be fully shielded. Need more details relative to lighting; a lighting plan, light calculations and fixture cut sheets.
- The landscape plan is under detailed and does not reflect existing vegetation.
- Relevant to architecture, the use of EIFS on the overhang and detailing appears monolithic on upper elevations. Edges appear under detailed, including soffit. Lighting could help. Overall massing could be pleasing, but overhang an issue.
- Do the whole fascia with metal siding to create a contrast with the underlying EIFS wall. In addition to providing an offset between the parapet and underlying wall to eliminate being all in the same plane. Consider the use of copper colored metal siding.

- Provide sight photos of Vitense for context. A strong feature on the Vitense building could compliment this building if applied.
- Lighting should address concerns relevant to glare.
- The screening of rooftop HVAC equipment is concentrated just around the units; should be enlarged in terms of mass to provide for more adequate screening.
- Need to provide details on the exact type of bike rack consistent with the provisions of the Zoning Code.

**ACTION:**

On a motion by Feland, seconded by Host-Jablonski, the Urban Design Commission **REFERRED** consideration of the project. The motion was passed on a unanimous vote of (8-0). The motion required address of the above stated concerns.

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 5, 5, 5, 5, 6, 6, and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 5401 West Beltline Highway**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	6	5	5	4	5	5	5
	-	6	-	4	-	6	7	6
	-	4.5					6	5
	-	5	-	-	-	5	5	5
	-	6	-	-	-	-	-	6
	7	7	7	-	-	6	8	7
	5	5	-	4	5	5	-	5

General Comments:

- Good start, make improvements per our comments. Need to see complete lighting details. Try metal siding for the roof fascia.
- Architecture needs work, especially the top of the building. Let’s make it an actual “Coppertop”. EIFS fascia doesn’t make it. Stone base is welcome.
- Excellent upgrade – architecture still needs tweaking.