

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 5, 2009
TITLE: Report of the Façade Grant Staff Team – 701 Wingra Drive and 2 South Mills Street. (15557)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: August 5, 2009	ID NUMBER:

Members present were: Bruce Woods, Richard Wagner, John Harrington, Marsha Rummel, Dawn Weber, Richard Slayton, Todd Barnett, Jay Ferm, Ron Luskin and Mark Smith.

SUMMARY:

At its meeting of August 5, 2009, the Urban Design Commission **REFERRED ACCEPTING** the report of the Façade Grant Staff Team for 701 Wingra Drive. The improvements to a cement block building consist of the addition of a new masonry base, as well as vertical metal siding on three sides of the building, combined with new windows, new doors, new gutters and downspouts and new lighting for the building. Subsequent discussion with Craig Wilson, representing the Façade Grant Staff Team and Jeff Beckham, building owner centered around issues with the proposed application of metal siding. The discussion also noted that portions of the building's modifications that have already been undertaken as part of active building permits administratively approved by staff. Staff added that the Commission's consideration of this item required a public hearing since the property is located within Urban Design District No. 7; where the Commission's formal review of the project would require a public hearing. Continued discussion on issues was followed by a general consensus from the Commission that the item required referral.

At its meeting of August 5, 2009, the Urban Design Commission **ACCEPTED** the report of the Façade Grant Staff Team for 2 South Mills Street. Appearing on behalf of the project was Jim Glueck, representing Hong Kong Café. Glueck and Terry Leung, one of the building's owners and operators of the first floor restaurant provided an overview of the improvements to the building which include brick façade restoration and tuckpointing, new lighting, moving the existing awning and awning box including neon lighting to provide for major masonry restoration around window openings. Glueck noted that many of the issues relevant to the restoration of the brick masonry of the building were due to long standing structural issues with the building.

ACTION:

On a motion by Rummel, seconded by Luskin, the Urban Design Commission **REFERRED ACCEPTING** the report for 701 Wingra Drive. The motion was passed on a vote of (10-0). The motion required staff to follow up on previous permits relevant to the scope of improvements with the façade grant, as well as the need to provide for adequate notification of public hearing as required by ordinance.

On a motion by Harrington, seconded by Weber, the Urban Design Commission **ACCEPTED** the report for 2 South Mills Street. The motion was passed on a unanimous vote of (10-0).

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, 2/6, 4/6, 4/6 and 4/7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 701 Wingra Drive/2 South Mills Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	2/6
	-	4/6	-	-/6	-	-	-	4/6
	-	-	-	-	-	-	-	4/7
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	4/6

General Comments:

- South Mills is a good use of grant funds – Wingra very “fishy” as seems far as the submittal is concerned.
- Wingra: Not ready. Mills: Nice change.
- Wingra: Not clear about process. Concern about metal siding changing character of masonry. Hong Kong Café: Nice improvement.
- Appreciate updating of Hong Kong Café. Wingra is questionable.
- Wingra: Mundane. Mills: Seems like maintenance project, not restoration.