

AGENDA # 2.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: October 19, 2005	
TITLE: 26 Schroeder Court – Demolition of an Existing Building in Order to Construct a Commercial/Office Building Located in Urban Design District No. 2.	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED:	POF:
DATED: October 19, 2005	ID NUMBER:	

Members present were: Paul Wagner (Chair), Bruce Woods, Lou Host-Jablonski, Lisa Geer, Ald. Noel Radomski, Todd Barnett, Cathleen Feland, Robert March and Michael Barrett.

SUMMARY:

At its meeting of October 19, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** for the demolition of an existing building and the construction of a commercial/office building located at 26 Schroeder Court, in Urban Design District No. 2. Phil Schmidt reviewed the plans, noting that the 30-foot setback from the Beltline is being observed, and that limited the amount of parking so what was originally a restaurant on the third floor will now be office space. He stated that burnished block will be used on the lower level, red brick on the second floor, and EIFS on the top floor. Since the tenants are unknown, he showed a diagram of “potential” signable areas for future consideration but noted they are asking for approval of one ground sign on Schroeder Court. Dwaine Kieler registered in support. The Commission had the following concerns:

- The “potential” signable areas diagram is excessive;
- The engineering plan needs to reflect the rain garden shown in the landscape plan;
- Considering one-way traffic flow in the northwest parking lot to reduce the width of the end drive isles and increasing the landscape islands.

ACTION:

On a motion by March, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL** for the demolition of an existing building and the construction of a commercial/office building located at 26 Schroeder Court in Urban Design District No. 2, subject to:

1. The building signage being approved by the Commission;
2. The applicant work with Traffic Engineering to see if one-way traffic flow, and the subsequent reduction in the drive isle widths, can be approved;
3. Staff approval of the lighting plan.

The motion was passed on a unanimous vote.

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

URBAN DESIGN COMMISSION PROJECT RATING FOR: 26 Schroeder Court

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

General Comments:

- Coordinate rain garden landscape area into landscape plan as shown on the site grading plan using City of Madison approved plants per detail.
- Reduce drive aisles for north-west lot for one-way traffic.
- Incremental improvements make this approvable.
- Much improved.