

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** August 18, 2010

TITLE: 2116 South Park Street – Report of the
Façade Improvement Grant Staff
Team/Minor Exterior Remodeling of an
Auto Service Garage in UDD No. 7. 13th
Ald. Dist. (19541) **REFERRED:**
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: August 18, 2010 **ID NUMBER:**

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

SUMMARY:

At its meeting of August 18, 2010, the Urban Design Commission **ACCEPTED** the report of the Façade Grant Staff Team. Appearing on behalf of the project were Percy Brown, representing the Façade Grant Staff Team, and John Sutton. Brown stated this is an important gateway area of the City across the street from The Villager Mall. Carl Ihm and David Hess, the owners and operators of the auto service garage have been at this location for 41+ years. Sutton presented details of the remodeling and landscaping to create a better edge to define this site. The building façade is enamel panel but has gone through some poor remodeling over time. They want to bring back some of the character that the building originally had when it was a Sinclair station with new façade panels. A canopy at the corner will be introduced to shelter the corner entry area and reflect back to having a larger canopy over gas pumps. The owners are requesting modification to tree peninsulas to give better access to the existing function. Comments from the Commission were as follows:

- It would be very nice to get some trees planted in the street right-of-way.
- I’m really excited to see this happening, thank you for investing in your property like this.
- Check that the Yews will be durable with all that heat. You might want to think about Junipers at 3’ in height.
- Look at an alternative to “Porcupine grass” as well as replace “American Hornbeam” with Hawthorne or American Hophornbeam.

ACTION:

On a motion by Slayton, seconded by O’Kroley, the Urban Design Commission **ACCEPTED** the report. The motion was passed on a 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 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2116 South Park Street

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

General Comments:

- Very nice rehab of historic gas station. City should add trees to right-of-way and stripe Ridgewood Way to complete this effort.
- Very nice.
- Great improvement!