

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 27, 2011
TITLE: 3550 Anderson Street – Medical Allied Health Building and Ingenuity Center/Madison Area Technical College Facilities Master Plan and Exterior Campus Design Guidelines (Madison College). 17 th Ald. Dist. (21043)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: April 27, 2011	ID NUMBER:

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

SUMMARY:

At its meeting of April 27, 2011, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the Gateway and Ingenuity Building located at 3550 Anderson Street. Appearing on behalf of the project were John Fuller, Bruce Morrow, John Lichtenheld, John Holz and Larry Barton, all representing Madison College; and David Drews, representing Zimmerman Architectural Studios. Holz presented plans for the building as a “front door to the campus.” The purpose is to welcome visitors and create a courtyard, while establishing a single point of entry. The building’s 3-story form combines with a 2-story form to set up “Main Street” within Madison College. Wisconsin quarry stone, metal panels and high performance vision glass material samples were reviewed. Stone banding repeats at the base and at a height of 4-feet. It will have a white roof, but not a green roof. Schreiber reviewed the landscape plan, which includes improvements to the surrounding wetlands.

Overall the Commission had favorable comments, and discussion focused on the following points:

- The arc of the building gets lost with the landscaping in front and carrying the curve of the building with landscaping should be studied.
- Remove the Japanese Flame Grass.
- The corner window elements at the end of the curve towards Wright Street diminishes the entrance and the applicant should study the windows and the stone composition.
- Consider the relationship of this building, especially the entrance element, with that of the building proposed across Wright Street.

A motion by O’Kroley for final approval was not seconded.

ACTION:

On a motion by Slayton, seconded by Harrington, the Urban Design Commission **GRANTED INITIAL APPROVAL** with the following conditions:

- Study of the composition of the end of the curved element and provide floor plans for that area.
- Provide a final landscape plan.
- Look at landscaping on west side of Wright Street (just north of walkway), if the applicant desires.
- Landscape plan revised to remove invasive Japanese Fire Grass.
- The materials presented are acceptable and do not need to be presented again.

The motion was passed on a unanimous 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 7, 7, 8, 8 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 3550 Anderson Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	8
	7	7	7	-	-	7	8	7
	7	8	8	-	-	7	8	8
	6	7	6	-	-	6	7	7
	-	7.5	7	-	-	-	-	8.5

General Comments:

- Terrific. Well thought out and thorough.
- Very promising start, nice materials, good rhythm.
- Make sure landscape treatment enhances the building lines/curve.
- Landscape elements are terrific. Interesting building – very nice project. Appreciate that Wright Street is narrowed and made more pedestrian-friendly.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 16, 2011

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 3550 Anderson Street & 1835 Wright Street

Present Zoning District: M-1

Proposed Use: Gateway building and transportation & advanced sustainable manufacturing center additions to existing Madison College building.

Conditional Use: 28.10(4)(d)10. Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served are a Conditional Use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**
GENERAL OR STANDARD REVIEW COMMENTS

1. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide the minimum accessible stalls striped per State requirements. Provide the minimum number of van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. Overall site loading facilities: As part of final plan sign-off, the required number of loading spaces shall be determined and the plans must reflect the provision of said loading spaces.
3. Overall site bicycle parking: Provide one bike parking stalls per each 4 employees (the most employees present at any given time) and one bike parking stall per 4 students in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Call out and detail bike parking area's on final plans.

4. Exterior lighting will be provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards. An exterior lighting plan must be approved as part of final sign-off for this project.
5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.
6. Provide a detailed landscape plan as required by City of Madison General Ordinances Section 28.12. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
7. The site is being developed as part of a Planned Commercial Site. Per Sec. 28.04(23) a Planned Commercial Site shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Development recorded in the Office of the Dane County Register of Deeds. An existing planned commercial site may not be changed without approval by the Traffic Engineer, City Engineer and Director of Planning and Development or approval of the Plan Commission.

M1 ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	1,392,685 sq. ft.
Lot width	50'	Adequate
Usable open space	n/a	n/a
Front yard	0'	Adequate
Side yards	0'	Adequate
Rear yard	10'	Adequate
Floor Area Ratio	2.0	Less than 1.0

Site Design	Required	Proposed
Number parking stalls	1 stall per 2 employees plus 1 stall per 5 students.	TBD as part of campus-wide parking calculations
Accessible stalls	TBD	TBD (1)
Loading	1	Show on final plans (2)
Number bike parking stalls	1 stall per 4 employees plus 1 per 4 students.	TBD as part of campus-wide parking calculations (3)
Landscaping	Yes	Yes (6)
Lighting	Yes	(4)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Floodplain	No
Utility easements	Yes
Adjacent to Wetlands	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.