

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 21, 2008
TITLE: 4302 East Washington Avenue – Remodel Existing One-Story Commercial Building in UDD No. 5. 17 th Ald. Dist. (02778)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 21, 2008	ID NUMBER:

Members present were: Bonnie Cosgrove, Marsha Rummel, John Harrington, Richard Slayton, Todd Barnett and Bruce Woods.

SUMMARY:

At its meeting of May 21, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a remodel located at 4302 East Washington Avenue. Appearing on behalf of the project was Jerry Bourquin, the project architect. The modified plans as presented featured the following:

- Change in the parking lot design with a reorientation of the queue for the drive-up lane to allow for an escape lane, a reconfiguration of the surface parking area immediately adjacent to the existing building, in combination with a reduction of surface parking within the access easement area abutting the property's East Washington Avenue frontage.
- Other site plan changes include the extension of a walkway to the adjacent hotel, along with additional landscaping, initial landscape buffer along the south edge of the proposed surface parking lot immediately adjacent to the hotel and the access easement drive aisle.
- An outdoor patio area has been added off to the southwesterly corner of the building (raised).
- The trash enclosure has been relocated from the front to the rear of the building.
- Elevational changes include a raised up façade to include clearstory windows, along with raised up cornices on the parapet.
- The addition of more glass and masonry has been provided on the storefront façades (north and south elevations).
- A discussion on alterations to the access easement requiring State approval were noted as potential effecting the stall orientation and number with a potential loss of 4-5 stalls.

Following the presentation the Commission noted the following:

- Like what's been done.
- Look at providing a smaller canopy on center section for solar control on the south elevation suggested as an alternative to go back to staff for approval.
- Extend line of metal cap from the center element across the face of the corner façade.

ACTION:

On a motion by Slayton, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion provided latitude for a south facing awning to be approved by staff and includes extension of a metal cap across the balance of the façade of the corner elements at the control joint to be approved by staff.

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

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4302 East Washington Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	6
	6	5	5	-	-	5	5	5.5
	6	5	5	-	-	6	6	6
	6	6	6	6	-	-	-	-
	7	6	5/6	-	-	7	6	6/7

General Comments:

- Collaboration with hotel has improved access to site. Appreciate architectural details.
- Nice renovation.
- Good improvements to circulation.
- Landscape is workable but plan selection lacks interest and innovation.
- Great resolution of circulation issue.