

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: March 5, 2014

TITLE: 25 West Main Street – Exterior
Remodeling in the DC District,
AnchorBank, Minor Alteration to
Previously Approved Conditional Use. 4th
Ald. Dist. (28185)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: March 5, 2014

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, John Harrington, Tom DeChant, Melissa Huggins, Lauren Cnare, Cliff Goodhart and Richard Slayton.

SUMMARY:

At its meeting of March 5, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of a minor alteration to a previously approved conditional use located at 25 West Main Street. Appearing on behalf of the project were Brad Binkowski and David Jennerjahn. Changes to the project include converting the 9th floor mechanical space into 15,000 square feet of office area, which requires MG&E taking a “vault in the sky” where transformers are on the 9th floor (this would be the 3rd building in Madison to do this). This gives them the opportunity to convert from spandrel to vision glass. Secondly they have modified the projecting bay over the entry, reducing it by 7-inches and making it wider as it goes up. The footprint of the new addition has been expanded for inclusion of a restaurant on the west ground floor level. The original plan was limited in creating functional space; the net result is they have added about 30,000 square feet of space to the building with a far more functional floor space. This is a better massing between the two halves. The Carroll Street exit stair previously connected to an underground tunnel from the bank to the ramp. They have reengineered the stair and changed the geometry to bring the stair to exit grade and the middle of Carroll Street. It will be far safer, far more identifiable and most importantly, adjacent to the main entry of a new restaurant. The exit stair at Doty and Carroll Streets have changed so people flow directly into the parking garage, detailing in such a way that is more sophisticated.

ACTION:

On a motion by Cnare, seconded by O’Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0).

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 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 25 West Main Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	8	-	-	-	-	-	8
	-	7	7	-	-	-	9	8