

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> May 20, 2009
TITLE: 701 & 737 Lorillard Court, 159-171 Proudfit Street – Phase Two Office Building, Amended PUD(GDP-SIP). 4 <sup>th</sup> Ald. Dist. (10050)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: May 20, 2009	<b>ID NUMBER:</b>

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Members present were: Bruce Woods, Ron Luskin, Richard Wagner, Marsha Rummel, John Harrington, Richard Slayton and Dawn Weber.

### SUMMARY:

At its meeting of May 20, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PUD(GDP-SIP) located at 701 & 737 Lorillard Court and 159-171 Proudfit Street. Appearing on behalf of the project were Chris Schramm, Paul Cuta, and Marc Schellpfeffer, all representing Urban Land Interests; Ken Saiki, representing Ken Saiki Design; and Peter Ostlind, representing the Bassett District of Capitol Neighborhoods. Schramm provided an overview on the scope of the approval as the second phase of the project. He further noted the following:

- The addition of bike parking under a roof overhang providing 25 bike parking stalls when 11 are required by code.
- A monument sign approved with the first phase located within the adjacent right-of-way between this office development and a Tobacco Warehouse development is now relocated off the westerly front corner of the proposed Phase 2 building.
- He further noted the Landmark Commission's approval of the project. Saiki provided details on the revised landscape plan with Schellpfeffer providing an overview on the building architecture, materials and color palettes, including signage details as illustrated within each building elevation. Following the presentation Ostlind spoke, representing the Bassett District Capitol Neighborhoods, in support of the project.

### ACTION:

On a motion by Weber, seconded by Wagner, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Luskin abstaining. The motion noted that the lack of a landscape tree island at the mid-portion off of the rear elevation of the building was due to the industrial character of the building and appropriate in providing for visible accessible access to the facility.

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, 8, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 701 & 737 Lorillard Court/159-171 Proudfit Street

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

General Comments:

- Honest concept well suited to industrial context. Nicely detailed.
- Great project.

A motion was made by Gehrig, seconded by Slattery, to Approve the Certificate of Appropriateness, with the condition that the new window is an 8-over-1 configuration to match the other dormer's window, and that the fascia and window head be lowered in order to lower the ridgeline of the dormer. The motion passed by voice vote/other.

**CONSIDERATION OF RECOMMENDATION TO PLAN COMMISSION AND URBAN DESIGN COMMISSION**



- 5. 10050 701 & 737 Lorillard Court, 159-171 Proudfit Street - Two, Three-Story Office Buildings, Amended PUD(GDP-SIP). 4th Ald. Dist.  
 Marc Shellpfeffer, 1 N Pinckney, gave a brief presentation on the project, showing a model of the proposed two-story building, the previously approved building and the landmark American Tobacco Warehouses.  
  
 Paul Schoeneman, 1108 E Gorham St #3, registered in opposition and asked why there was so much space between the buildings compared to the Tobacco Warehouses noting that other new developments on Proudfit Street have a large setback.  
  
 Paul D Muench, 10 E Doty St, registered in support. Mr. Muench noted that the reason for the separation between the buildings was to have the parking hidden from the street. He also noted that the location as proposed was exactly the same as it was in the previous approval from the Landmarks Commission.  
  
**A motion was made by Levitan, seconded by Gehrig, to recommend to the Urban Design Commission and the Plan Commission that the scale, location, massing and general concept design of this building proposal would not adversely affect the landmark American Tobacco Warehouses, and that the project be Approved. The motion passed by voice vote/other.**

**ORDINANCES**

**Roll Call**

- Present:** 6 -  
 Brenda K. Konkel; Daniel J. Stephans; Stuart Levitan; Michael J. Rosenblum; Christina Slattery and Erica Fox Gehrig
- Excused:** 1 -  
 Robin M. Taylor

- 6. 12392 Amending Section 28.03(2) to add a definition of demolition and creating Section 28.12(12)(d)2. of the Madison General Ordinances to add an exemption for demolition permits.  
 Mr. Tim Parks, City Planner and Mr. Matt Tucker, City Zoning Administrator, gave a brief presentation on the process of developing a demolition definition over the last 18 months.  
  
 Mr. Levitan asked staff if "demolition by neglect" was covered under any other city codes? Mr. Tucker replied that the Building Inspection Division has several different building and maintenance codes that generally deal with that issue. Ms Konkel asked staff if there was a definition of "siding"? Mr. Tucker replied that there is definition about weatherized exterior finishes. Ms Konkel asked staff how the 10-year clause in the definition would be monitored? Mr. Parks replied that the new Enterprise Land and Asset Management software that will be used by the City should help with this cause, adding that staff will also

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