

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 5, 2011
TITLE: 961 and 967 South Park Street – Site/Landscape Plan Review Only for “Barriques Coffee and Wine Shops” (Future Façade Grant) in UDD No. 7. 13 th Ald. Dist. (20829)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: January 5, 2011	ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Todd Barnett*, Richard Slayton, John Harrington, R. Richard Wagner, Melissa Huggins and Henry Lufler, Jr.

*Todd Barnett recused himself for this item.

SUMMARY:

At its meeting of January 5, 2011, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on the renovation of a former auto repair garage and vacant lot into a restaurant and a future Façade Improvement Grant in UDD No. 7 located at 961 and 967 South Park Street. Appearing on behalf of the project was Finn Bergl, representing Barriques. Bergl stated that Barriques is working with the landlords of both parcels at 961 and 967 to create a communal lease program to join the two lots and provide ample parking and space without impacting the surrounding neighborhood. They have had neighborhood meetings with Bay Creek and Monona Bay to discuss those particular issues. They will do their best to not impact the Monona Bay area. They have looked at multiple options for traffic flow and feel the plan as presented is the best solution to keep traffic out of the Monona Bay area. They have also met with Planning staff and Traffic Engineering staff. He detailed the ingress/egress of the site and stated their employees would be able to park in the adjacent EMS open space.

- I love that you're making use of the lot adjacent to you.
- Concern about how cars are going to back up and go back and forth in that area; it seems really tight.
- I'd like to see a planting strip between the patio and the building, or some kind of pergola to protect from the sun and enhance that area.
- I think you need to round these corners off.
- I think there's going to be a problem with bike parking; you need to provide more bike stalls.
- I encourage you to return with details on how you will handle stormwater run-off.
- I have some serious concerns with how this parking arrangement is going to work for you.
- I'd like to reinforce the comment about some sort of buffer between your paving and the building, some kind of softer edge there. Try to animate that façade through landscaping.
- Provide a pergola or trellis for the outside eating area due to sun issues.
- Concern with functionality of parallel parking and round-off corners where hard surface meets greenspace.
- Suggest not using lawn but use trees and grasses.

- Provide more bike parking stalls; explore where.
- New parking will be on pervious lot, address run-off, on-site infiltration, stormwater issues and alternatives for stormwater.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

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 is 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 961 and 967 South Park Street

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

General Comments:

- Good use of lot.
- Rethink parking and access drive.