

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** December 6, 2017

TITLE: 801 West Badger Road – Madison College
 South Campus in UDD No. 7. 14th Ald.
 Dist. (48874) **REFERRED:**

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: December 6, 2017 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Dawn O’Kroley, John Harrington, Cliff Goodhart, Amanda Hall, Lois Braun-Oddo and Michael Rosenblum.

SUMMARY:

At its meeting of December 6, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for the Madison College South Campus located at 801 West Badger Road in UDD No. 7. Appearing on behalf of the project were Kirk Keller, representing Madison College for Plunkett Raysich Architects; Garret Q. Perry, Michael Stark and Wade Wyse, all representing Madison College Goodman Campus. The applicant presented updated plans for a now 75,000 square foot building (previously 45,000 square feet) constructed of limestone, brick, metal panel and glass (typical Madison College materials). A traffic analysis is being completed at this time. They reviewed design development of the site layout with landscaping island and stormwater retention. Building functions were discussed. Alder Carter requested the building be further setback from Badger Road. The parking is divided into sections because of water conditions and easements, and a detention basin will wrap the site. The landscape plan shows a diversity of plant materials. The main entry will face southwest, with the building sitting up 3.5 feet to get the site to drain.

Comments and questions from the Commission were as follows:

- The larger footprint is excellent; it catches the eye. The double height space, look at the rendering; just a stair tower and it’s the most prominent feature on the corner. Can you articulate that as a two-story space? It doesn’t speak as a public building.
 - We wanted to get the materials for the entry and stair tower to link together. We can give it more articulation.
- It feels like a commercial building with residential units above.
- Overall there’s less cohesion in the design. It looks like a commercial building with different materials. The rendering (Truax) looks institutional, this looks commercial. There’s a lot going on. Is there a way to practice some restraint, maybe narrow it to 1 or 2 materials? Overall the form and mass could be approved but you need to refine the design.
 - We were looking to break it into pieces. We didn’t want to make it feel as sitting in a campus setting.

- Show the relationship to the bus transfer point when you come back. How does linkage work? Perhaps coordinate with the City on how to make the sidewalk from the bus work better.
- I like the landscape plan, it's lush and full. To the south, what is the adjacent use?
 - Leisure Concepts and Motel Mayflower.
- I'd suggest landscaping along the Beltline facing edge, something to filter out the headlights, maybe shrubs or grasses.
 - Sure.
- Look at the stormwater configuration, tie into the bioswale as part of the landscape feature.
- I'd caution the use of White Spruce and Hemlock. Where are you using American Birch?
 - We were trying to create diversity.
- Change out the Echinacea Purpurea to Echinacea Pallida. I'd encourage the spine to be something special.
- Because you're going to be up against the Beltline, are there plants that would do better with the car exhaust?
- Some research shows Conifers don't do well.
- I like how conscious the project is.
 - We're trying to incorporate diversity in the site and design elements.
- Is the stairwell to encourage entry or just exiting?
 - We moved the door to east-facing, it's not an entry just emergency exit.
- Is there an ability for a stormwater element on the east part of the lot?
 - The existing stormwater easement limits how far east the building can go. We want to avoid cross easements. There will be boulders and grasses/landscaping in the corner triangle area (won't be angular).
- It is a little bit busy. Minimize building materials from campus and make it more uniform, to read institutional.
- There is a big empty stair - more utilitarian, but so prominent. The shared space is too hidden. Can this be an active space, encourage people to use the stairs? Make it accessible and more desirable to use.
 - Can it become a monumental stair? It is a major use space, will look at making it monumental. Clarify making a singular space.
- If the stairs joined to the activity space, turned the corner with uniformity and connected to the lobby space. Look at connecting to the "living room."
 - That's a challenge, we have a penthouse to contend with. We do have some room to move, I hear the comment on unifying the pieces.
- There's a lot going on with the cornices, etc. The rendering of Truax shows academic buildings.
- It's going to be on one of the most visible corners, we want to see education, not stairs.

ACTION:

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