

## AGENDA # 4

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> July 12, 2006
TITLE: 203 Wisconsin Avenue – Demolition and Church Expansion. 4 <sup>th</sup> Ald. Dist. (04092)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: July 12, 2006	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Chair; Ald. Noel Radomski, Todd Barnett, Lisa Geer, Cathleen Feland, Robert March and Michael Barrett.

### **SUMMARY:**

At its meeting of July 12, 2006, the Urban Design Commission **REVIEWED AND PROVIDED RECOMMENDATIONS TO THE PLAN COMMISSION** on the proposed demolition/church expansion at the request of Ald. Verveer on property located at 203 Wisconsin Avenue. Appearing on behalf of the project were Bill White, Alan Fish, T.C. Lin and Larry Barton. The plans for the expansion of the “First United Methodist Church” were presented to the Commission at the request of Alder Verveer in order to provide details as to its relationship with the redevelopment of the Scott Lewis property in coordination with the church’s redevelopment all located within Block 91. Ald. Verveer requested that the Commission review the church’s redevelopment to provide comments to the Plan Commission on their consideration of the demolition of existing church/school addition to provide for the church’s expansion and interim use and development of a surface parking lot located at the corner of Wisconsin Avenue and East Dayton Streets. A presentation of the plans emphasized the following:

- The presentation of an overall landscape plan for the entire block including the redeveloped Lewis properties.
- The redevelopment of the church’s property and the Lewis property is a whole block redevelopment with a cooperative whole block solution, in conjunction with the Capitol Neighborhoods.
- The transitional use and development of a parking lot at the corner of Wisconsin Avenue and East Dayton Street envisions future potential redevelopment for commercial uses, not housing, as a better fit to adjacent properties within the immediate vicinity of that portion of the site across adjacent street right-of-ways.
- The size of the parcel to be developed with the interim for surface parking will allow underground parking and a potential for shared parking upon development of the future 5-story residential development on the adjacent Lewis properties.
- Gene Devitt of Capitol Neighborhoods spoke in support of both the church’s redevelopment, as well as the development of the Lewis properties within Block 91.

Following the presentation of the plans, the Commission expressed concerns on the following:

- Issue with the longevity of the use of the temporary parking lot developed at the corner of Wisconsin Avenue and East Dayton Street. Both the neighborhood and the church felt that the situation was short-term with the ability of the property to be developed with commercial purposes, as well as the market limiting its existence as a surface parking lot over the long-term.
- Provide screening for a church dumpster area in proximity with the future development of residential on the Lewis property.
- Concern with the development of the parking lot by the church longevity is off-set with discussion on the issues on its potential redevelopment for commercial purposes. Therefore, seems appropriate.

The Commission expressed confidence with the neighborhood association's involvement and its history, combined with the church's commitment and partnership to redevelop the block as a limiting factor in the longevity of the proposed surface parking area.

**ACTION:**

Since the Urban Design Commission's review was at the request of Alder Verveer, its above comments were requested to be forwarded to the Plan Commission as part of its consideration of the church's redevelopment proposal accompanying their review of the proposed church/school addition demolition with no formal action required.

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, 6, 7.6, 8 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 203 Wisconsin Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	7	-
	-	-	-	-	-	-	7.5	7.5
	6	6	5	-	-	6	6	6
	6	6	4	-	-	7	9	8
	6	8	9	-	-	8	8	8
	-	-	-	-	-	-	-	6

General Comments:

- Place holder parking lot as future structure is somewhat precarious.
- Good design and site plan. We all encourage the church to advocate redevelopment options for the transitional surface parking, when feasible.
- Kudos to church for coordinating so closely with the other building owner.
- Approved with a strong dose of faith (no pun intended!) that this will proceed with continuing infill, especially at the corner.
- Trash enclosure – landscape to screen church parking lot.
- Parking lot must be temporary.
- Nice project – parking lot replacing an existing green space is disappointing.