

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 2, 2015
TITLE: 723 State Street – PD(GDP-SIP), St. Paul’s University Catholic Center, *Alterations to Previously Approved Plans*. 8 th Ald. Dist. (20458)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 2, 2015	ID NUMBER:

Members present were: Richard Wagner, Chair*; Tom DeChant*, Dawn O’Kroley, Lois Braun-Oddo, Cliff Goodhart, Michael Rosenblum, John Harrington and Sheri Carter.
Wagner recused himself, DeChant acted as Chair.*

SUMMARY:

At its meeting of September 2, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of alterations to previously approved plans for a PD(GDP-SIP) for St. Paul’s Catholic University Center located at 723 State Street. Appearing on behalf of the project were Ron Trachtenberg and Randall Milbrath, both representing St. Paul’s. Discussion was as follows:

- In the balance of programming costs, how appropriate is it to leave this arched façade and sacrifice program rather than review the building and try to find other ways, potentially through detailing, to have cost savings and maintain the full density?
 - It’s both an architectural and programming question. We met with staff to discuss making the archway smaller. Staff felt given the geometrics of the building they wanted to see that element actually increase to give that front façade a feeling of greater height. We shortened it for economic reasons; staff said they were unhappy with it and asked us to come back with what we have now.
 - From a programmatic standpoint, we combined two floors into one. What happened when we did that was, previously the roof gardens were above this level, and now the roof gardens are at this level, so the one benefit to this is rather than blocking it off we’re opening it up, essentially creating a view corridor from the roof gardens northward. Having said that, we’re comfortable either direction architecturally, but it was more in response to our sit down with City staff. Amy Scanlon was rather adamant that this feature should remain to provide for a better view from State Street.
- The façade could be more welcoming to State Street as opposed to continuing this height. This isn’t a matter of leave it on or lop it off, but I wanted to open a discussion with you on what your thoughts are there.

- All we're looking at is the modification to just this story, when in reality reducing your programming, there are ways architecturally that you could serve this building and expand its program, maybe simplify some of the detail.
 - That gets us back into the last time around, when people wanted more detail given this was Romanesque architecture. We're coming full circle.
- We're only responding to the request at hand, the elimination of one story and the impact on that particular design. It wasn't intended to be a redo of the building façade as a whole. This is an amendment to the PD and it is going to the Plan Commission, so this will be determined with a recommendation from this body.

ACTION:

On a motion by Harrington, seconded by Carter, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (3-2-2) with Carter, Rosenblum and Harrington voting yes; DeChant and O'Kroley voting no; Goodhart abstaining; DeChant and Wagner recused.