

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 22, 2010
TITLE: 1033 South Park Street – Building Addition for Taqueria Guadalajara in UDD No. 7. 13 th Ald. Dist. (18484)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 22, 2010	ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, John Harrington, R. Richard Wagner, Melissa Huggins, Jay Handy.

SUMMARY:

At its meeting of September 22, 2010, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a building addition located at 1033 South Park Street. Appearing on behalf of the project was Jesus Abreu. Abreu presented details of the project consisting of a 1-story existing restaurant. The project proposes an addition of a dining area at the southern part of the lot, relocating the parking area and providing a trash enclosure. Six parking stalls and a new landscaping area will be provided. He stated they have had the opportunity to meet with the neighborhood to address complaints; they feel the neighborhood is now in support of this project. Ald. Kerr was at that meeting. The plans as presented also detailed future improvements to the existing streetside structure. Comments and questions from the Commission were as follows:

- It will be nice to have the building look as nice as the food that comes out of there.
- Why are there no openings/windows on the south side of the building?
 - Abreu stated that due to building code issues; for what is on that side of the building (restrooms, counter, kitchen) they are not allowed to have openings/windows on the south side.
- Look at the accessible routes to the ramp. You’ve got the accessible piece on the outboard rather than the inboard.
- In terms of future improvements to the front façade, this may be a project where you could simplify and save some money. The cornice seems to be a little too exuberant. This would have been an appropriate project to use EIFS.
 - On future front façade, opportunity to use color.
 - Look at providing a different material for the base of the building.
 - The current configuration of the front door – the step is very short and on the dangerous side. I would urge you to look into that and make it more spacious and accommodating.
 - Consider making those front windows much larger so they run from floor to ceiling; that would provide the opportunity for transom windows and becomes more commercial to the street.
- Look at giving up one parking stall for tree plantings.
- You may want to add stair to the accessible platform for pedestrian access.
- Good opportunity to put in a window where the ramp now comes up; that could be something really fantastic with a view back out to the street, and you could light that.

- The window to Park Street is a very nice idea.
- Strengthen your windows on the parking lot side, make those bigger.

ACTION:

On a motion by Harrington, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the rear addition and site modifications. The motion was passed on a vote of (8-0). The motion provided for address of the above stated concerns.

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 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1033 South Park Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	6	-	-	5	5	6	6
	-	7	-	-	-	-	8	8
	-	5	-	-	-	-	7	6

General Comments:

- Please address all issues presented by UDC – very welcome project.