

## AGENDA # 9

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> September 7, 2011
TITLE: 723 State Street – PUD(GDP-SIP), St. Paul’s University Catholic Center. 8 <sup>th</sup> Ald. Dist. (20458)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: September 7, 2011	<b>ID NUMBER:</b>

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Members present were: Richard Wagner\*, Marsha Rummel, Todd Barnett, Dawn O’Kroley, Henry Lufler, Mark Smith and John Harrington.

\*Wagner recused himself on this item. Barnett acted as Chair.

### **SUMMARY:**

At its meeting of September 7, 2011, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) located at 723 State Street. Appearing on behalf of the project were Mark Landgraf, Ron Trachtenberg, Robert Shipley, and Randall Milbrath, all representing St. Paul’s. Appearing in support but not wishing to speak was Sarah Carpenter. Appearing in opposition but not wishing to speak was Erik Paulson. Milbrath presented plans for a 6-story student residential facility, church and an educational center in a neo-classical design, which complements the neighborhood, fulfills the wishes of the ministry, and reflects the desires of their constituency. Building materials would include stone, brick, and cast stone pieces as they move to the top. They touched on building floor plans and elements for a green roof. They have held meetings with the University and others in the neighborhood and have received positive reviews. Rummel inquired about architectural detailing on the westerly wall, as well as the sizes and placement of windows. Comments and questions from the Commission were as follows:

- Some of the windows are too much. You’re trying to fill all the spaces with something.
- Next time you come we need to see an elevation of the south side of State Street Mall.
- Shadowing is a concern; we need to see more of an overhead shadow study.
- You’re raised terrace on the Bascom Hill side is a nice contrast to the neighboring building.
- Your neighboring buildings are on the National Register; somehow understanding the timelessness while incorporating the spirit of its time will come down to the subtle details.
- Please bring an aerial plan from Bascom Hill down State Street to the Capitol. It would go a long way to putting people’s minds at ease.
- A north-south section cut through your building across the State Street portion of Library Mall and the Library would be helpful.
- I appreciate the manipulation of the mass and the setbacks.
- You’re on a much better path with this iteration.

- I don't see the building as welcoming. It's a brick mass with very little interaction with the State Street Mall or daylight.
- You seem to be relying on the University to provide your bicycle parking. Have you talked to them about that?
  - Trachtenberg replied that the University would like them to look at this; it is an issue.
  - Staff noted that Zoning may require this element since it's a new project.
- I don't see any manifestation of the tower on the inside for what goes on inside. I look at level 5 and there are a lot of uses packed in here, but what would happen if you used that access to craft the building so it follows that access. What if it gave you a spot you could get some kind of opening through here to bring light into the corridor?

**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: 723 State Street**

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

General Comments:

- Attractive architecture but verges on being too busy. More bike parking. More daylighting?
- Need elevations of south side of mall. Also study shadow of use.