

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 16, 2012

TITLE: 723 State Street – PUD(GDP-SIP), St.
Paul’s University Catholic Center. 8th Ald.
Dist. (20458)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: May 16, 2012

ID NUMBER:

Members present were: Richard Wagner*, Marsha Rummel, Dawn O’Kroley, Richard Slayton, Todd Barnett, Melissa Huggins, Tom DeChant and John Harrington.

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

SUMMARY:

At its meeting of May 16, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 723 State Street. Appearing on behalf of the project were Eric Nielsen, Randall Milbrath, representing RDG Planning & Design; Ingrid McMasters, representing KJWW Engineering Consultants; Robert Shipley, representing BWZ Architects; and Eric Schmidt, representing CG Schmidt Milbrath reviewed the conditions the Commission listed at their last review of the project.

The lower roof over the entry doors is now treated pavers rather than a rooftop garden due to the inaccessibility of the roof. In terms of the entry doors, they are using a bronze door with glass to be able to see inside, commensurate with the style of the edifice proposed. Signage for the student chapel will be small to identify the building and give the mass schedule, as insets on the east and west sides of the entry feature. The south elevation and how the element to the southwest corner resolved itself to the ground. A sample panel was presented to show how the materials would be implemented to the level of detail indicated on the drawings, as well as a 3D model by Schmidt and Milbrath. The lighting plan remains the same. There is no spandrel glass, the intent is to have windows.

Comments and questions from the Commission were as follows:

- We talked about the amount of natural light in the chapel. I know it’s the team’s intent for more light in this chapel than the existing chapel; in terms of quantity of openings it doesn’t appear to do that, especially with the second floor balcony which will cover the central portion of those windows.
 - The only light in the existing chapel is front skylights on either end. These are pretty large windows that go all the way down the side of the chapel. East and south.

If I look at your Level 3 plan, it shows the chapel balcony seating as tiered, so you have 4-feet of tiered floor structure, plus the base structure itself. It is your intent to carve away at the windows so you don't have spandrel glass?

Yes, the notion that you would carve out so you're open all the way through, we certainly have the space to do that. We don't envision spandrel glass.

- Behind the sanctuary, in theory that would be where the majority of light would emit from. The rose window is up and behind, and then the backdrop will block direct light. My concern on that south elevation, you may want to study the ability to let more light in.
 - Our challenge has been meeting the building code in terms of egress.
- I second the idea of relieving the balcony and letting light from the windows run through.

ACTION:

On a motion by O'Kroley, seconded by Huggins, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0-1) with Wagner recusing himself and DeChant abstaining. The motion provided for the following:

- Masonry returns will be a minimum of 4" to face of aluminum storefront system. Typically, returns will be more substantial than 4."
- The depth of the horizontal banding at the spring points of the arches returning back to the plane of the window system will terminate at a solid wall.
- Brick will be a rusticated face, not wire cut as included in the mock up panel.
- Joints will be located in the precast similar to a traditional spacing of stone.
- Natural stone will be used at the pedestrian level and at accent banding, particularly at the mural.
- No spandrel glass will be used.
- The area of glass will be increased behind the sanctuary to increase natural daylight to the chapel.
- The balcony seating will be recessed away from the windows to allow full height glass and increase natural daylight to the chapel.
- The applicant shall study increasing the footprint of the double height space at the entry to avoid interior circulation adjacent to pavers of an inaccessible roof terrace at the same floor level, or consider making the roof terrace above the vestibule accessible.
- Due to the historic reference in the construction details, the applicant shall review construction details upon their development with City Urban Design Commission Staff and Landmarks Commission Staff to ensure appropriateness.

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 0, 5, 6, 7 and 7.5.

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
Member Ratings	-	-	-	-	-	-	-	7.5
	-	6	-	-	-	-	6	6
	5	0	1	5	-	-	-	0
	-	-	-	-	-	-	-	5
	6	7	6	7	-	-	7	7

General Comments:

- Well crafted exterior; interior has always seemed forced.
- I professionally disagree with fake historic architecture. An insult to Madison and Library Mall.
- Too big, too busy. Attention to details will ensure vision is realized.