

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** July 25, 2012

TITLE: 201 South Mills Street – Demolition of
 Two Residential Buildings for a PUD-SIP
 for Meriter Hospital Child Care Facility.
 13th Ald. Dist. (27135)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: July 25, 2012

ID NUMBER:

Members present were: Richard Wagner, Chair; Marsha Rummel, Henry Lufler, Richard Slayton, Cliff Goodhart and Tom DeChant.

*Due to a computer hard drive failure relative to recording of the meeting; this is a brief summary of the review by the Urban Design Commission.

SUMMARY:

At its meeting of July 25, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP located at 201 South Mills Street. Appearing on behalf of the project were Deborah Scherer, Garret Perry, Kevin Snitchler, representing Meriter Hospital; and Kirk Keller, representing Plunkett Raysich Architects.

Comments and concerns from the Commission were as follows:

- The signage associated with this project can be approved by staff if consistent with the Meriter Campus sign standards within the existing PUD-SIP.
- The veneer stone should be utilized for both the project and the existing retaining wall.
- Suggest miniature Lilac as an alternative to Cut Leaf Stephanandra.
- Struggling with bridge design; should be designed to have accessibility on two levels.
- Make children's way to playground more comfortable.
- Resolve concern with secure access versus non-secure access at rear with bridge and Mound Street entry.
- Create more balance on the north elevation with the center gable element as well as window patterning.
- Lower windows on side addition (west elevation) and match roof slope treatments consistently around the building; provide consistent muntin treatment, especially on upper windows.
- Provide bridge details that address concerns for Plan Commission consideration.
- Green-up kid's cattle run; enhance and widen.
- Take off painted end islands to add width to kid's cattle run with consideration for "Hollyhock" plantings to add color in addition to vining.

- The applicant should study the detailing of the historic style which is being emulated and execute in modern construction. It appears Arts & Crafts is the heaviest reference, these comments are based on that style.
- Regarding the view from the northwest, a dominant gable needs to be established. If this is the long gable, the secondary gable on the north, shown in the northwest perspective, should not spring from the corner, but allow the dominant gable to return the corner.
- The 'eyebrown' type dormer detailing needs to be resolved.
- The porch should have a fourth column against the side wall. The porch dentals are too small of a scale, study four larger brackets at each column.
- The overhang of the stair tower should project beyond or equal to the pergola. Study window pattern in the stair to create a larger read with a continuous sill trim.
- Each smaller portion of the building should read as its own composition to break down the scale of the building to pedestrian scale.
- Fascia and trim termination at the corners require resolution, and the relationship to downspouts/gutters. Square corners would strengthen the roofline.
- The pergola relationship to the concrete wall should be studied to give the pergola enough breathing room.
- Metal railing and fences require detail.
- Study the use of wider trim between some windows to create a second dialog in the windows.
- Reduce the effect of the cattle run. Capture the corner of the parking lot not used for parking as playground space.
- The enclosed connection seems uncomfortable, study an open porch.
- Study the circulation pattern into the building from the upper parking lot separate from the cattle run.
- Do the children need to exit the second floor at the double loaded condition or can that access create a bridge over the ravine and use the ravine to create a walk as a design feature?

ACTION:

On a motion by Rummel, seconded by Lufler, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion required address of the above stated comments with staff approval.

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, 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 201 South Mills Street

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

General Comments:

- Flipping location makes a lot of sense to better utilize existing parking lot and leave other/previous site for more intensive use. Attractive building.
- Great improvement for this corner site.