

AGENDA # 12

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 7, 2013

TITLE: 900 John Nolen Drive – Mixed-Use
Commercial and Residential Building in
UDD No. 1. 14th Ald. Dist. (31111)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: August 7, 2013

ID NUMBER:

Members present were: Richard Wagner, Chair; Richard Slayton, Dawn O’Kroley, Melissa Huggins, Henry Lufler, Tom DeChant and Cliff Goodhart.

SUMMARY:

At its meeting of August 7, 2013, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a mixed-use commercial and residential building located at 900 John Nolen Drive. Appearing on behalf of the project was Kirk Keller, of Plunkett Raysich Architects, representing Causeway Office Condominium Association and T. Wall Enterprises. Registered in opposition was Ron Shutvet. This building had been destroyed by fire with a number of building residents wanting to return to this site. The underlying zoning does not exactly support this level of mixed-use (it supports office employment). This site is uniquely shaped with the access road serving the adjoining buildings. The ground floor would have dedicated entries to both the businesses and the residences, with some shared daytime parking. The ground floor would also house the activities for the residences such as the fitness room and gathering spaces. A single floor of offices is proposed, four floors of apartments and a unique feature for about 10 of the apartments facing the south of loft units. The idea is to develop the site to a higher amount of density by placing greenspace 10,000 square feet separate from the patios for these 10-units onto the roof for everyone to use. There is also interest for some live-work units. There is a proposed courtyard area for the second floor. The architecture includes metal panels and cement boards in a panelized form with nice variations of texture and a lot of glass. This is a great opportunity to bring a strong piece of unified architecture into one place. There is an ability to tie into the parkland with the landscape plan. Staff noted that the UDD requirements state that parking must be screened from John Nolen Drive.

Comments and questions from the Commission were as follows:

- Is there access to the water?
 - Across the railroad tracks. Visually.
- My preference is to have the green against the water and screen the parking from John Nolen.
- I love what you’re doing with the building, the proportions, but the arc seems out of place.
- You need more than arborvitaes on top of the roof, but it’s a nice statement of green.
- It’s very exciting and the style of architecture will work nicely there.

- I agree about putting the green on the lake side. This is a funny building because it looks like it wants to be in the middle of the City. It's very isolated here. It makes me almost want to have the building be two things: the area that's facing the lake side emphasize towards the residential. Have a sense of arriving someplace, the sense of arriving home if you live there would happen over here. You have a way of defining these two sides of the triangle, which are the commercial, different from the way you would the residential. I see some pretty significant commercial uses here. Think about that when you define how the building is approached. Maybe it's defined even architecturally.
- Why can't we have parking on the frontage road? Can you talk to the City about if that drive were widened and have public parking on half of it?
- We're going to need to see those cross easements that exist with the adjacent property.
- You're wrapping your building and kind of causing your own problem by having all these ins and outs for the cars. What if residents came in one way, commercial is on the other, now you have a chance to get your building closer to the bike path side, closer to have people walk up to it and you can get greenspace on the back.
- I would encourage something different at the residential entry for a stronger statement.

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 rating for this project is 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 900 John Nolen Drive

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

General Comments:

- Good design with clearer entrance delineation. Parking needs to be well screened from John Nolen Drive.