

AGENDA # 13

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 28, 2013

TITLE: 1414 South Park Street – New
Construction in UDD No. 7, “Meriter
Hospital Physical Therapy Clinic.” 13th
Ald. Dist. (31342)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: August 28, 2013

ID NUMBER:

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

SUMMARY:

At its meeting of August 28, 2013, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new construction located at 1414 South Park Street. Appearing on behalf of the project were Jeff Davis and Mike Schmeltzer. Plans for the building that sits just north of the Labor Temple building include demolition of the front façade and redevelopment of the interior to house a Meriter Physical Therapy clinic. The interior will be gutted and renovations will occur in the basement and first floor level. The colonnade will be removed. Hardiboard and brick materials will be used. All the building signage will be wall mounted and internally lit. The landscape points were difficult to achieve because of the small size of the site. There is little going on at the front of the building to allow the glass to speak for the aesthetics. Everything else landscape-wise is mostly accent. A bicycle rack will be installed. There is no place on the site for detention. Mechanical units will be located behind the façade and will be completely screened.

The Secretary noted that this property is in UDD No. 7; because this is a building renovation the full force of the district requirements are less outside of encouraging the development of a two-story addition. The parking facility is changing very little if at all and will not affect the existing layout. What can be done to affect the amount of impervious area is very little because they aren’t doing anything to change it; landscaping will be key to enhancing this site. The addition is consistent with UDD No. 7.

Comments from the Commission were as follows:

- I’m struggling with upgrading 2/3 of the building and then leaving and just painting a cement block building.
- There’s a landscape island opportunity here. That width from parking stall to parking stall is like a mile. If you could capture this as an island now at least you’ve got a little bit of greenspace. That’s a long way. Suggest the use of grasses.
 - We could capture the water from the top portion of the parking lot.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.