

## AGENDA # 1

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** November 4, 2015

**TITLE:** Report of the Façade Grant Staff Team –  
101 King Street, “101 King, LLC.” 4<sup>th</sup> Ald.  
Dist. (40036)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** November 4, 2015

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Richard Slayton, Dawn O’Kroley, Cliff Goodhart, Lois Braun-Oddo, Michael Rosenblum, Tom DeChant and John Harrington.

### **SUMMARY:**

At its meeting of November 4, 2015, the Urban Design Commission **REFERRED** consideration of the report of the Façade Grant Staff Team for 101 King Street. Appearing on behalf of the project were Mark Binkowski, Brett Rottinghaus and Wesley Reynolds.

The building was renovated in 1992 and acquired by the development team in January 2015. The building serves as the entry point for the King Street neighborhood. The interior reflects an industrial, raw aesthetic that the new tenants hope to maintain for a new restaurant; to translate what is going on inside the building to the outside as well. On the front corner they would pull out the “beak” and dark glass prism and putting in new entrance doors and a balcony. Drawing on the historic feel of the building they will strip off the brick work and replace it, and reclaim the windows and pilasters on either side of the entry to reinforce the verticality of the corner entrance. The main façades will have new windows installed with clear glazing to lighten up the façade. A nano-wall system will be installed on the Pinckney Street side that will afford an open air kitchen and engage with people on the street. The addition of the balcony helps bring the front entrance down to the streetscape and helps it interact and engage with pedestrians. From the inside that has direct Capitol views, creating a space that will draw people into the building. The original window arches will be returned once the openings are cleaned up of additional patching materials; the new windows will sit flush with the latest brick materials. Wooden sills will help what’s going on inside the space resonate with the exterior and adds warmth, dimension and depth to a building that is otherwise brick and glass.

The site is zoned PD and is surrounded by the Downtown Core. Planning staff’s main concern is the treatment of the corner and addition of an internal material on the exterior façade of a building, which is primarily masonry. The solid door does nothing to enhance the pedestrian level. The addition of the deck doesn’t complement the form of the building in any kind of fashion; at the same time the amount of work that is being done on this building is appreciated, but the construction on that corner does dictate the fact that more could be done to enhance its end iron appearance while still creating an outdoor space that is better integrated.

Comments and questions from the Commission were as follows:

- If nano wall was used at the corner with entrances on either side, you could open that up in nice weather and people would end up walking in and spilling out. It's a missed opportunity to be dead on with the Capitol and you're closing it up.
- It presents a hard edged feel to it in that everything here is treated really nice and delicately along the two sides, and it is respectful of the building's past. But looking at the historic photo and how it addressed the street, and how transparent that was and how simple it was, it would be so much more complementary.
  - We're not yet married to the idea of the solid material in the doors. The balcony is an extension of the interior.
- I agree with the staff report.
- It's very heavy, it feels like all the weight is at the base of that. It's only about 5-feet deep, you'll only get a few people going out there and looking around. Again, if you open up that whole thing with nano walls on the corner and have that whole corner opened up, rather than a few people obstructing the view of the rest.
  - We had to pull it back from the property line so it's a bit smaller.

The wood balcony is just overpowering and looks suburban. It would look appropriate on an industrial building, but downtown with delicate features it's overpowering.
- It should feel like we're getting a glimpse of what is actually in the building, rather than tacking some piece on. You already have this vocabulary, if you continue the steel structure of the second floor at the same angle, if it projects or not. If it felt like your second floor were more exposed it would be in keeping with the building.
- There's an integrity to this that the balcony screws up entirely.
- Look at the materiality and design of the balcony.
- We're not advocating eliminating the view of the Capitol, but it's a public building and the balcony feels like it's private and exclusive. To me it takes away from seeing what's going on inside the restaurant. Look at the old historic photo and see how transparent it could be.
  - We got some concerns from staff about creating a large single pane of glass that really acts as a window. Should the balcony go away and we come back with this large vision that relates to the historic structure, we get back to more of what we had designed before.
- This historic has more articulation with the sign band, you're not showing any of that signage. There's also some framing around the windows. You can make this more interesting than what you have here without the balcony.
- What about a rooftop space?
- The balcony doesn't work in my opinion.
- I would like you to pursue making the historic view and that requires getting rid of the balcony. It just doesn't seem like there's a reason to go out there. I'm not crazy about the balcony.
- The concept of having it operable, then your entire second level is your balcony. Go ahead and open up that entire wall, make it operable and the entire second floor is a balcony.
- In terms of Planning staff's concerns about using internal materials on the exterior, I think the interior is really cool, but I'm not sure you benefit much by bringing that interior out. I think the transition from the brick building into the wood interior is really going to be the "aha" moment, and seeing a little bit of it on the outside doesn't contribute to that.
- Take your nano wall to the ground.
  - It opens inward and it has to have enough height to get the seating in there.
- This is an old Art Deco building, I agree with the staff report, the design needs to complement the past. Without the wood your building does that exactly.

- Take a look, there are some details in the vertical columns and between, something to give you some articulation rather than a flat box.
- Look at the base too, the articulation.

**ACTION:**

On a motion by O’Kroley, seconded by Goodhart, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (7-0).