

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 21, 2015

TITLE: 802, 854 East Washington Avenue (800 North Block) – Mixed-Use Development with Commercial (Including a Grocery Store), Office and Residential Components in UDD No. 8. 2nd Ald. Dist. (32089)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: October 21, 2015

ID NUMBER:

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

SUMMARY:

At its meeting of October 21, 2015, the Urban Design Commission **GRANTED A SECOND INITIAL APPROVAL** for a conditional use for additional units located at 802, 854 East Washington Avenue in UDD No. 8. Appearing on behalf of the project were Christopher Gosch and Kyle Dumbleton, representing Gebhardt Development; and Sandra DeVault, representing McKay Nursery Company.

The rooftop garden has moved over to the Phase 1 parking roof that will go between the buildings during Phase 2. More detailed plans for the rooftop gardens were submitted. The roof deck on the additional units create nodes where small groups can gather, using vegetation to break up those areas and provide some privacy. A ring of plantings around the perimeter will create a barrier and soften the edge. The commercial area on Paterson Street has been in flux; they are requesting approval of the footprint and additional stories on top of the Paterson Street elevation. Bedrooms that previously did not have windows now have some natural light.

Heather Stouder of the Planning Division noted that staff is generally supportive of the new tower (floors 4-8) on the building comprised of a request for an enlarged footprint and additional stories on the Paterson Street side of the building. She also noted that the packet contained modification to the way The Galaxie was approved in 2014, replacing the design of the first three levels on both East Washington and Paterson Street with an unacceptable alternative. She suggested another initial approval requesting details be redone to be similar to those previously approved for the first three floors, at the same time making it clear that what the Commission is providing final approval for is the design of floors 4-8 on the eastern ½ of the building and that they want to see back the revised final details on floors 1-3, with a preference for designs more closely related to the original design. The building materials are key, they are dramatically different than what was previously approved. She recommended that this body request a change in materials to something more consistent with what was approved last year with similar massing, window placement and materials.

Comments and questions from the Commission were as follows:

- I don’t see a problem with approving the upper part today.

ACTION:

On a motion by DeChant, seconded by Harrington, the Urban Design Commission **GRANTED A SECOND INITIAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided that the project return with details on floors 1-3 on the Paterson Street side including massing, window placement and building materials consistent with the previous approval before consideration of the addition.