

City of Madison, Wisconsin

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**REPORT OF:** URBAN DESIGN COMMISSION      **PRESENTED:** June 26, 2019

**TITLE:** 1314, 1318, 1326 E. Washington Avenue –  
New Development of a Mixed-Use  
Building Containing Ground Floor  
Veterans Service Provider with 59  
Apartments Above Located in UDD No. 8.  
2<sup>nd</sup> Ald. Dist. (52084)      **REFERRED:**  
**REREFERRED:**  
**REPORTED BACK:**

**AUTHOR:** Janine Glaeser, Secretary      **ADOPTED:**      **POF:**

**DATED:** June 26, 2019      **ID NUMBER:**

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Members present were: Cliff Goodhart, Acting Chair; Jessica Klehr, Tom DeChant, Shane Bernau, Christian Harper, Craig Weisensel, Syed Abbas, Lois Braun-Oddo and Rafeeq Asad.

**SUMMARY:**

At its meeting of June 26, 2019, the Urban Design Commission **GRANTED FINAL APPROVAL** of new development located at 1314, 1318, 1326 E. Washington Avenue. Registered in support of the project were Mark Smith and Nicole Solheim, both representing Gorman & Co. Smith addressed the Commission’s previous concerns and comments. Two types of metal panel would be a corrugated material (example of installation was shown) that is fairly soft in appearance, along with a fluted product in a vertical orientation. This is something that has a more industrial feel to it and complements the building across the street (Shop Bop). These panels are all fully backed, not self-supporting. There should be no issues with fluctuation, movement or oil canning. Elevational drawings of the interior façade were provided, showing some of the brick was removed and moved to the rear elevation, and added to the first two floors for a townhouse look. The soffits are all enclosed with a hard durable material, probably an acrylic plaster or an EIFS like product. They have reduced the changes in colors and materials in a number of locations to address concerns with simplicity. Regarding the roofscape, they have removed the small number of HVAC condensers on the lower roof to the tallest roof. They do not have any sedum trays or greenscape on that lower roof. They did change out ornamental trees to a shade tree and replaced the Pear with Crabapple, placed in a 4x8 iron grate.

The Commission discussed the following:

- On the elevations the datums are not lining up. The change of materials is a little weird.
  - There are differences between a window and patio door so that sill height will be different. At the scale of the elevation they can appear to be off. The head heights should be very similar.
- The south and north elevations.
  - As some of you know patio doors and regular doors don’t really come in the same dimensions so you’re caught between being 2 inches too short or 4 inches too tall if you’re trying to align everything. That is a tough one to solve.
- Explain the design intent between the tops of these windows, why not just make that solid?

- The southern elevation? The actual floor is right about here, we want to cover from the floor up above the headlights of any cars inside the space. However, we still want natural light in that space and express it as occupied space to the street (32”).
- I think the difference in head heights is minimalized by the change in materials behind them. Thank you for bringing in the cut-sheets, it’s really helpful.

**ACTION:**

On a motion by Braun-Oddo, seconded by Weisensel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-2) with Braun-Oddo, Weisensel, Klehr, DeChant, Harper and Abbas voting yes; and Asad and Bernau voting no.