

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 19, 2012

TITLE: 1912 Atwood Avenue – PUD(SIP),
Exterior Façade Modifications and Repairs
to an Existing Mixed-Use Development. 6th
Ald. Dist. (27675)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 19, 2012

ID NUMBER:

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

SUMMARY:

At its meeting of September 19, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) located at 1912 Atwood Avenue. Appearing on behalf of the project were J. Randy Bruce, Knothe & Bruce Architects, LLC; and Scott Lewis. Lewis is negotiating the purchase of the site and wishes to have the repairs done by the end of the month on this L-shaped building which is shorter in the back, with future phased development planned. Photos were distributed showing detailing and installation that was done. Staff noted problems with the hardiboard materials as applied, but questioned the amount of EIFS used for repair. Bruce noted that the existing application of hardiboard on the building is not weather tight and is not a well finished product. Lewis stated they would like to switch what was approved as hardy panel to EFIS and are requesting the use of an EFIS system on the top of this building from brick to roof. It would be replacing the hardiboard and the construction beneath it, EFIS would be a better system for that part of the building. Color options are medium taupe for horizontal siding elements and a deeper charcoal color as infill and accent pieces along the back of the building. On the back side the horizontal siding and accent colors to break the monotony.

Comments and questions from the Commission were as follows:

- Look at different elements to tie into the existing building better.
- Unacceptable.
- Not weather-tight.
- Work with staff on the hardiboard details and panels and around the back side of the building.
- From an aesthetic point of view this doesn’t look like a finished product.
Bruce noted that they would like to limit the replacement EIFS exterior finish from the roof down to where the brick starts including the cornice in a uniform weather-tight system. There is no other solution at this time for the problems on the upper level.

ACTION:

On a motion by Lufler, seconded by Huggins, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).

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 ratings for this project are 5.5, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1912 Atwood Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	5.5	-	-	-	-	-	5.5
	-	6	-	-	-	-	6	6
	-	7	-	-	-	-	-	7

General Comments:

- Improves existing materials.
- Good alternative to an existing problem.