



Agenda Item #:	9
Project Title:	2125 Commercial Avenue - Building Addition and Remodel in Urban Design District (UDD) 4. 12th Ald. Dist.
Legistar File ID #:	75402
Members Present:	Cliff Goodhart, Chair; Shane Bernau, Russell Knudson, Jessica Klehr, Rafeeq Asad, Christian Harper and Juliana Bennett.
Prepared By:	Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of January 11, 2023, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a building addition and remodel located at 2125 Commercial Avenue in UDD 4. Registered and speaking in support was Drew Martin. Registered in support and available to answer questions were Joseph Pautsch, Fred Brechlin, and Cody White, representing Madison College.

The Commercial Avenue Education Center for Madison College is a pre-engineered building constructed over phases. The proposal would remodel about 2/3 of the interior and reclad a portion of the exterior, adding 4,000 square feet. The majority of recladding is along the west elevation, creating a celebratory entrance to welcome students, using Madison College's current palette of materials to tie into other campuses. Twenty-foot tall overhead doors will accommodate the tiny houses that the construction programs work on, with room for outdoor racking system for the storage of construction materials between those two doors. The north elevation shows a deep overhang to allow protection from the weather. Tall windows on both the east and west allows natural light into the workshops. The Packers Avenue elevation will accommodate an area of clad wall for Madison College signage, with consistent branding language throughout the community, including buff limestone, tan brick, and clear anodized ACM panels with a square joint system. They are not anticipating any reconfiguration of parking, possible reconfiguration of the existing fence, and no landscaping as part of this scope.

The Commission discussed the following:

- Watch the slopes where it says "Madison College," that masonry element with the roof around the building, to avoid visual confusion with too many slopes.
- I would argue that the stone horizontal alignment doesn't lend itself to a slope at all. One rendering has it looking very thin over an entrance, I would revisit turning the corner on that. Give it more depth on the top and the opposite corner.
- If it's going to be sloped like that it may need to be a solid precast cap at the top to be consistent with the signage and things like that. Otherwise you could consider going flat. In the future how that would get detailed and executed.
- Is it really a light blue wall on the inside?
 - No that will be either plywood or drywall.
- Are those operable doors with glass panels or just fixed fenestration?
 - The larger openings are operable overhead doors with glass panels.
- What is the function or need of a totally transparent door?

- The faculty of this remodeling program is really excited about the opportunity for getting natural light into their workshops, especially the two are facing north so indirect diffused natural light should be nice.
- Something interesting with the angled increasing height. Opportunities for some clerestory windows for high quality natural light deep into the space. If that was really the true goal it seems there are opportunities for exploration in lieu of the proposed glass doors.
- Your bathroom layout, I understand this is maybe a new strategy, but I'm curious if your office has had experiences with this kind of a bathroom layout.
 - This is an all-inclusive, all-gender layout and includes full partitions, robust doors, separate rooms for each toilet fixture, and a shared wash area. We do have some experience but not quite to this scale.
- With bathrooms like this have you found any noise issues, at the sinks going into conference rooms next door?
 - Great question, I think we've got not only the conference room but the kitchen vending areas nearby.

Action

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