

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 16, 2017

TITLE: 530 Junction Road – PD, New
Development of a Mixed-Use Retail/Office
and Multi-Family Development. 9th Ald.
Dist. (47268)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: August 16, 2017

ID NUMBER:

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

SUMMARY:

At its meeting of August 16, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Development for new development of a mixed-use retail/office and multi-family development located at 530 Junction Road. Appearing on behalf of the project were Steve Shulfer, representing Lokre Development; and Ross Treichel. Shulfer presented updates to the plans based on the Commission’s previous review. The windows in the front piers have been re-proportioned and repositioned to be more consistent with the rest of the building’s rhythm; they stepped back some of the material massing at the fourth floor where it used to be flush; enhanced colors of building materials; redesigned the fifth floor to better integrate the rooftop patio and mechanical overhangs; screened rooftop mechanicals along the parking lot side; and the outdoor patio seating has been moved to the north side of the building. The Secretary asked the Commission for feedback on the lack of articulation for the two residential entries; bringing wood panels down or adding a light fixture were suggested to make it look less commercial. The applicant was asked to add more canopy trees to reduce the heat effect. Building material samples were shown. The packet materials were different from the boards being shown by the applicant, which turned discussion towards which version and what building materials the Commission preferred.

Comments and questions from the Commission were as follows:

- My only critique is this wooden return; it doesn’t align with anything and just randomly stops. It could be extended or pushed back to meet something, where there’s a rational stopping point for it.
- You need more canopy trees in your parking lot. It’s not just about aesthetics, it’s about reducing the heat effect.

ACTION:

On a motion by O’Kroley, seconded by Rosenblum, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). The motion provided for approval of the building materials contained within the Commission’s packets, with the understanding that the note that describes material #3 as concrete is actually EIFS, gray brick; the addition of two large canopy trees to the parking lot island and left of the corner triangle; more articulation of the residential entries; and possible alignment of the louver returns.