



UDC MEMO Planning Division

Department of Planning & Community & Economic Development

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TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: April 11, 2018
SUBJECT: ID 43732 (UDC) – 53 West Towne Mall , Redevelopment of Sears, 9th Ald. Dist.

The applicant is seeking approval for an Alteration to an existing Conditional Use for a redevelopment of portions of the Sears Department Store and Auto Center. **This project is being referred to the Urban Design Commission by the UDC Secretary for review of the façade alteration work that was completed prior to a request for alteration.**

Schedule:

- The UDC granted **FINAL APPROVAL** the project at the Nov 30, 2016 meeting. *(report attached)*
- The applicant completed the work as shown in the proposed documents and has since submitted an application for an Alteration to an Existing Conditional Use.

Approval Standards

The UDC is an approving body for this application. The site is located in Zoning district Commercial Center (CC) and it is part of a Large Retail Development which requires that the Urban Design Commission to approve the proposed alteration project using the design standards and guidelines for Large Retail Developments.

The proposed project must meet design standards for building alterations in a Large Retail Development pursuant to Section 33.24(4)(f) and Planned Multi-Use Sites pursuant to Section 28.137(2)(e) of the Zoning Code. When applying the requirements, the Urban Design Commission shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.

Design Considerations

In order to approve this request, the Urban Design Commission shall affirm that the proposed facade alteration meets the Large Retail Development - Statement of Purpose, including the intent that the addition will enhance the urban fabric and be compatible with the existing development context.

Changes to the approved design are specific to the Sears façade, but are design elements that are repeated in immediately adjacent areas of the development- refer to elevations.

- Removal of the vertical wall element
- Removal of the horizontal projecting canopy element
- Removal of metal wall panel and replacement with EIFS material.

Conclusion

Planning Division Staff recommends that the commission pay special attention to the design changes that now vary from how the original proposal tied in with the overall development.