

## AGENDA # 9

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> October 15, 2014
TITLE: 433 West Johnson Street – New Construction of Mixed-Unit Building with Approximately 2,100 Square Feet of Commercial Space and 148 Apartment Units in the UMX District. 4 <sup>th</sup> Ald. Dist. (33254)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: October 15, 2014	<b>ID NUMBER:</b>

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Members present were: Richard Wagner, Chair; Cliff Goodhart, Lauren Cnare, Melissa Huggins, Tom DeChant, Dawn O’Kroley, John Harrington and Richard Slayton.

**Due to computer-related recording issues, the specific details and transcripts of this agenda item were not recoverable. This report represents a brief summary of consideration of this item.**

### **SUMMARY:**

At its meeting of October 15, 2014, the Urban Design Commission **GRANTED INITIAL APPROVAL** of new construction located at 433 West Johnson Street. Appearing on behalf of the project were John W. Sutton and Douglas Kozel. Both architects presented updated building elevations and site plan. The elevational changes emphasize alterations to the lower level façade at West Johnson Street that accommodate first floor commercial tenancies on the end elevation. Issues with loading zones, mechanized parking system, the non-pedestrian appearance and function of the plaza at the front of the building and design were discussed and noted by Kevin Firchow, Planner II, relative to consistency with the “Downtown Urban Design Guidelines,” including his recommendation for referral of the project on those bases. The Commission was generally favorable with the overall building architecture, but not with issues with Traffic Engineering on the mechanized parking system and non-pedestrian features of the plaza such as loading, drop-off and potential parking issues, all of which require further address, as well as potential modifications to address issues to the project as currently proposed. The Commission took issue with the use of EIFS as the primary material as the walls for balconies as durable and a mono application as noted by staff. The Commission also took issue with plantings in planters at the street and arcade; needing verticality such as “Aspen,” in addition to considering the use of grasses such as “Big Blue Stern.”

### **ACTION:**

On a motion by Cnare, seconded by Goodhart, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-0). The motion for initial approval noted the need to address plaza/pedestrian functions in contrast with parking and loading issues, basic design detailing of balconies including rail and wall details. Initial approval found that the standards for the “Downtown Urban Design Guidelines” were addressed with the revised elevations and walpaks utilities as presented.