

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** June 10, 2015

TITLE: 4802 East Washington Avenue – Exterior Remodeling in UDD No. 5 for “Ginza’s of Tokyo.” 17th Ald. Dist. (34430) **REFERRED:**
REREFERRED:

Alteration to Previously Approved Plans **REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: June 10, 2015 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Tom DeChant, John Harrington, Cliff Goodhart, Richard Slayton, Melissa Huggins and Sheri Carter.

SUMMARY:

At its meeting of June 10, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of exterior remodeling in UDD No. 5 for “Ginza’s of Tokyo” located at 4802 East Washington Avenue. Appearing on behalf of the project were Kent Fish and Richard Lynn. According to the approved plans the façade renovation involved brick; unfortunately according to Fish the person who submitted the plans did not share them with Mr. Lynn, the property owner, who was not planning to use brick. The brick had been shown on piers over the stucco. Goodhart recalled that previous plans showed brick or masonry was going to be stacked on top of the existing masonry and the top of the EIFS band was going to be lower so it didn’t have such a heavy brow look to it, not that brick would be adhered to the EIFS. The Commission discussed the various possible options for approval and how future signage may affect the appearance of the façade. Mr. Lynn stated that they are willing to paint the metal band if the Commission feels that is necessary; their sign request will be about half the amount allowed by Code.

ACTION:

On a motion by Huggins, seconded by Carter, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-2) with Huggins, Carter, DeChant and Goodhart voting yes; Slayton and Harrington voting no. The motion provided for approval of the as-built façade with signage to return for administrative approval by staff with limits to the location of signable areas based on the two parallel street side facets of the building façade.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4802 East Washington Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	4	-	-	-	-	-	-

General Comments:

- Poor use of City money.