

## AGENDA # 1

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** October 25, 2017

TITLE: 901 East Washington Avenue – New  
Development of a Boutique Hotel in  
UDD No. 8. 6th Ald. Dist.

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

DATED: November 2, 2017

**ID NUMBER:** 47700

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Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, John Harrington, Rafeeq Asad and Thomas A. DeChant.

### **SUMMARY:**

At its meeting of October 25, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new development of a Boutique Hotel located at 901 East Washington Avenue in UDD No. 8. Appearing on behalf of the project were Dan O’Callaghan, representing Archipelago Village, LLC; John Thousand, representing OTIE; Doug Hursh, representing 901 Hospitality LLC; Abbie Moilien, representing Ken Saiki Design, Inc.; and Curt Brink, registering in support and wishing to speak.

The applicant provided an updated site plan from original packet. The Applicant has moved water storage underground and removed surface stormwater pond. The entire site will be flush with no ponds on site. There are some minor changes around building (sidewalk). The parking layout is different – setback from E. Washington 50’ (middle of building). The Applicant showed a diagram showing future potential development. The future parking ramp will cover central area. The other changes are to the landscape. The Applicant talked about holding the corner and added trees to parking islands. On the drive off of East Main, they put in other tall durable trees and also added larger scale canopy trees on E Washington corridor.

Questions/Comments from the Commission:

Are you providing a large cistern below ground?

- Yes.

One of things from last meeting – coloration seemed dark.

- Brought photos of materials on site. Colors – trying to pull out colors from existing building – not the same brown – something that is lighter, but pulls color out. Still complementary, but lighter than existing. Board formed concrete panel is also lighter. Sample of grey metal

Contrast looks better in the room. Can see difference when comparing to existing building.

Stone edge – don’t want to do curb and gutter?

- Yes, the lot will be temporary until parking garage is built.

Mortar color?

- Want to blend in with the masonry. Not going with burgundy – match brick.

Landscape plan – existing versus new – dashed line? It was appealing to have a definition of a border.

- Low gabion walls, don't have anymore, but do have some gabion walls at E Washington raised patio.

Landscape plan is pretty good. To keep consistent, add shade tree in island along Main. Instead of dogwood here, add a large shade tree to northeast corner of parking lot. Other is in the parking along main.

Did anything change architecturally?

- No. One thing we are looking for is a mechanical screen to come down. Moving chiller to east building. Air handler will be lower; we're working on it. Metal at the top of the building is a screen/parapet to cover up. Not porous, but is a screen wall.

**ACTION:**

On a motion by Harrington, seconded by O'Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0).