

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 27, 2016

TITLE: 518-542 Junction Road – PD(GDP-SIP),
Mixed-Use Community Consisting of
Three Buildings with Commercial and
Residential Uses. 9th Ald. Dist. (39396)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 27, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Tom DeChant, Lois Braun-Oddo, Richard Slayton, Sheri Carter and John Harrington.

SUMMARY:

At its meeting of January 27, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD(GDP-SIP) for a mixed-use community consisting of three buildings with commercial and residential uses located at 518-542 Junction Road. Appearing on behalf of the project were Randy Bruce, representing LZ Ventures; Ken Saiki and Julia Schilling, both representing Ken Saiki Design. The Commission had asked for further information regarding the “fin” element on the building. The window bays were done in EIFS so they could construct the fin and get the weather-tight assembly around the windows. The color palettes are pretty monolithic. The area of underground parking has expanded and the pool/courtyard has been moved where it now relates more strongly with the public space in the building. The Secretary noted that the Commission had previously discussed the use of EIFS on the project, extending the piece all the way up, a simple stone cap on top of brick piers (sleek aluminum inset frame), aluminum fin, precast changing to EIFS would weather differently and become a different tone.

Comments and questions from the Commission were as follows:

- I really do like the revised pool area. Is there a buffer between the cars, parking area and the pool?
 - Yes, we actually raised the deck around the pool so there’s a grade change from the lot to the deck, and maybe a fence along the edge with a parapet.
- Have you looked at the metal EIFS finish product?
 - We have to be careful, it has to be used in an appropriate way. In our mind we always looked at this as stone, so we’re simulating that heavy masonry and have this lighter masonry.
- I still have my concerns. I think the building is such a nice design, especially when you bring the stone down around the sides, to me I’d almost rather see a very much more simplified center mullion that if it’s going to be EIFS, without all the building up. After awhile you’ll really be able to tell that this is different, as it ages. But I think it looks great in drawings, I’m not so sure it’s going to age real well. I’d rather see a simple wide mullion there, if this is all going to be EIFS in there.

- If you put it in and it looks terrible after it has weathered, is it possible to replace it with a simple mullion at that point?
 - Simpler than that we could refinish it. We don't use EIFS very often, we use it in limited cases, and we've even used it in situations to match up the precast concrete, and it works pretty good.
- Yes, it's just that the fine details, that's where EIFS doesn't do as well as it does in planes and black surfaces. The rest of it looks great.
- Look at how the pool area is treated so that if I'm lying there and I look over I don't see a mess of cars.

ACTION:

On a motion by Goodhart, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-2) with Carter and DeChant voting no.