



Agenda Item #: 2

Project Title: 1650 Pankratz Street - Expansion of the South Central Library System Office/Warehouse/Garage Space Located in Urban Design District (UDD) 4. 12th Ald. Dist.

Legistar File ID #: 75231

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Jessica Klehr, Shane Bernau, Amanda Arnold, Rafeeq Asad, Juliana Bennett and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of February 1, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of a building addition located at 1650 Pankratz Street in UDD 4. Registered in support and available to answer questions were Devin Flanigan, Martha Van Pelt, Colin Meisel, Kerrie Goeden, and Robert Lindstrom.

The public library system comprises seven counties in the south central portion of the state, and provides support services to 65 library locations in those counties, in addition to delivering library materials across the state of Wisconsin. The 14,000 square foot addition to the building will accommodate their headquarters operations, as well as delivery and sorting operations, with site circulation similar to the existing. The existing mature trees and plants already on the property provide screening from Packers Avenue, with additional foundation plantings proposed. The dumpster will be screened with a slatted fence and an underground retention system is proposed to treat stormwater. While no changes are proposed to the existing building, the addition will provide similar architecture and materials for a cohesive complex. The truck dock is non-traditional in style and accommodates small delivery trucks as opposed to semis; the docks themselves are pushed into the building with a cover over the dock area so that a good portion is hidden by the architecture.

The Commission discussed the following:

- The items highlighted in the staff report were compatibility of the addition, the landscape plan and the dumpster enclosure.
- What is the material of the dumpster enclosure? Are there materials from the building you could borrow to make it more attractive?
 - Right now it is proposed to be chain link with the slats at 80% opacity. No masonry or wood is proposed at this time.
- It would be nice if it was something more attractive that tied into the architecture or materials. Wood doesn't always hold up as well. Chain link doesn't really tie together or match the palette of your materials otherwise.
- I agree about the enclosure. The architecture looks very nice, cohesive composition, looks like it is part of the existing building and not like an addition. Pretty good job for what the project is.
- Is there any way the brick banding along Packers Avenue can continue at the front of the building to complete that length? There's a lot of EIFS and a transition on an inside corner like that feels odd.
 - That's the back of the building. It does face Packers but the front is on Pankratz.
- Packers is the one that is seen the most, and is one of our gateways into the City. It would be worth finishing up that brick length to that corner.

- One of the biggest concerns we have is budget. We would have to cut square footage or other portions of this building if we were to put brick on that entire length.
- That would be a very small effort in dressing up the façade that is facing a lot of traffic.
 - That side of the building is fairly well 'screened' with all the existing trees there.
- Isn't there a considerable elevation change there?
- It's up high on a hillside, a lot of the green is in the foreground.
 - We did add a substantial amount of masonry to the addition on the Packers side.

Action

On a motion by Asad, seconded by Knudson, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0).

The motion was conditioned on revising the refuse enclosure designed to better tie into the existing architecture including masonry or wood materials.