

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** May 11, 2016

TITLE: 1801 East Washington Avenue – New
Development, One 4-Story Building
Containing 228 Apartment Units and 8,900
Square Feet of Commercial Space in UDD
No. 8. 6th Ald. Dist. (40143)

REFERRED:
REREFERRED:
REPORTED BACK:

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

DATED: May 11, 2016 **ID NUMBER:**

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

SUMMARY:

At its meeting of May 11, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of new development located at 1801 East Washington Avenue in UDD No. 8. Appearing on behalf of the project were Mike Campbell, Mike Bach, Luke Haas, Dan Lipnick and Jeff Vercauteren, all representing Campbell Capital Group.

Changes and enhancements have been made to the landscaping plan, building materials and lighting. The massing along East Washington Avenue now has no board and batten and is treated with a different color and texture at the bottom. Along the Yahara elevation the panel detail is shown with no board and batten. Along Main Street the pattern has changed to an A, B, A, B rhythm for more variety. Night lighting was shown. The plant diversity has increased, trees have been added along Main Street and the hardscape has been reduced.

Comments and questions from the Commission were as follows:

- This railroad east elevation is going to be your predominant view driving towards the Capitol from the east coming into downtown; that needs some more detailing so that the commercial space is wrapping a bit more, something to give this elevation its own integrity.
- Some vertical articulation to break up the horizontal plane.

ACTION:

On a motion by DeChant, seconded by Carter, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion required address of comments relevant to articulation of the east end façade elevation’s blandness.