

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 15, 2021

TITLE: 1824 S. Park Street - Building
Modifications for a New Grocery Store,
Butcher Shop and Taqueria with Outdoor
Eating in Urban Design District (UDD)
No. 7. 14th Ald. Dist. (67808)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Kevin Firchow, Secretary

ADOPTED:

POF:

DATED: December 15, 2021

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Tom DeChant, Lois Braun-Oddo, Craig Weisensel, Christian Harper, Rafeeq Asad, and Jessica Klehr.

SUMMARY:

At its meeting of December 15, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of building modifications located at 1824 S. Park Street in Urban Design District (UDD) No. 7. Registered and speaking in support was Eric Kom, representing Sketchworks Architecture, LLC.

Updates to the plans include the addition of tree islands in the parking lot to be up to code, casting of lighting downward, and the addition of a mosaic pattern relative to the brick as discussed at the informational presentation. The arch is now a more prowed element, and the ledge is now a full brick rather the applied brick.

The Commission discussed the following:

- I really appreciate the revitalization of this building. I like the repetition and the vibrant colors. I wish there were more windows and the ones you have were real.
 - They are real except for the two above the patio.
- I don't even know if those are necessary, maybe some other decorative element similar to what's on the side. I'm not sure they offer much to that façade. It's a nice project and I can see a lot of activity on that patio.
- You've done quite a lot with this building. You've done enough with the front of the east façade, sometimes less is more. Taking away those faux windows and having a blank façade over the canopy area is fine. Maybe that allows for nicer railings, more plantings, I think that would be money better spent. I like what you've done to this building for revitalization.
- Option 1 of the material palette, where is that utilized and what is it?
 - That is a standing seam metal roof and screening panel, over the awnings and patio, and porticos over the windows.
- The windows are fine with me.
- Clarification on what windows are actual real windows and which ones are fake. The five on the south elevation are real?

- Those are all real.
- Just the two over the patio on the Park Street (east) elevation are faux?
 - Correct.
- I don't have any problem with those, if they went away you'd have a big blank space looking for something; for continuity of a second story look there that's fine. I love the changes on this design from the first version. These type of colors and design aren't everybody's cup of tea, this is trying to go for a Mexican hacienda look and I love the brightness, color, repeating patterns. I would go with the scarlet glazed brick on the bottom to go along with the bright colors everywhere else. Such a vast improvement that hopefully will spur some other more fun and colorful designs in neighboring buildings.
- The landscaping is a decent selection of plants, you might want to bump up the ornamental grasses around the trees to five. No details shown on the planters, don't shirk on those. Big thumbs up.
- Is there any repainting of the upper part of the north wall adjacent to the building? New paint should go all the way around.
- Advocate for terra cotta color metal roof and screen.

ACTION:

On a motion by Braun-Oddo, seconded by Weisensel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0).

The motion noted the following:

- Consideration of additional grasses around the tree islands.
- Consideration for removing the faux windows and putting that money towards enhancing the plant and garden areas.
- Consideration of a terra cotta color metal roof and screening element.