

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** February 19, 2014

**TITLE:** 901 East Washington Avenue – New Construction of a 5-Story Addition to the Klueter Grocery Warehouse and Parking Facilities in UDD No. 8. 6<sup>th</sup> Ald. Dist. (31109)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

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

**ADOPTED:**

**POF:**

**DATED:** February 19, 2014

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; John Harrington, Lauren Cnare, Dawn O’Kroley, Cliff Goodhart, Tom DeChant and Melissa Huggins.

### **SUMMARY:**

At its meeting of February 19, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of new construction located at 901 East Washington Avenue in UDD No. 8. Appearing on behalf of the project were Steve Harms, representing Tri-North Builders; Mike Schmidt and Doug Hursh, representing Archipelago Village, LLC; and Curtis Brink. Harms presented changes to the plans based on the Commission’s previous review, including changing the drive entrance with more plantings, addition of a bicycle curb off East Washington Avenue in front of the building, and the addition of interior islands within the parking lot. Hursh discussed changes to the building to help it relate to the existing building. Varying rusticated brick materials will help break up the façades with vertical columns on the east side of the building. A glass element will highlight that corner on East Washington Avenue over the brick façade.

Comments and questions from the Commission were as follows:

- Are you coming back with a sign package?
  - We’ll have some directional signage, if there is retail on the first floor there’s a potential flag sign for that.
- I’d be comfortable with a motion of staff approval as long as the signage meets code (staff).
- You might want canopy signage at your entry too.
- You need trees in the islands.
- The framing in the bioswale is too orderly and neat.
- Your islands will require a lot of maintenance. Try short perennial grass. I think you can do a better job.

### **ACTION:**

On a motion by Goodhart, seconded by O’Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall rating for this project is 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 901 East Washington Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	7	-	-	-	-	-	6
	6	8	3	-	-	6	7	-

General Comments:

- Nice addition, sensitive to historic building.