

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 2, 2015
TITLE: 1004 & 1032 South Park Street – Amended PD(GDP-SIP), Four Connected Mixed-Use Buildings in UDD No. 7. 13 th Ald. Dist. (36572)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 2, 2015	ID NUMBER:

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

SUMMARY:

At its meeting of September 2, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PD(GDP-SIP) located at 1004 & 1032 South Park Street. Appearing on behalf of the project were Randy Bruce, Jon Hepner and Don Schroeder, all representing T. Wall Enterprises. Bruce showed three different options:

1. Masonry base with metal skin coming down to the top of the first floor windows rendered in cast stone including banding and columns.
2. A brick veneer band at the base of the second floor windows, cast stone banding and columns below with a brick veneer base.
3. Masonry up to the underside of the second floor windows and provide a sign band as well as something that will read as more of a traditional flat iron prow.

He showed other areas where the stone is being used as more than a base. The stone would be smooth faced except for the recessed bands. The previously open area is now partially enclosed.

Comments and questions from the Commission were as follows:

- I like the metal coming down farther.
- That filling in of the base makes it feel like a more solid base. Being a masonry base makes more sense. Look at the column sizes though, if you want people to walk through or not.
 - We don’t expect people to walk there.
- You could take the base material and run it all the way between the two (columns), to not encourage people to walk through.
- I like the scale of the brick.
- Watch where that cornice ends. If it ends at the balcony it doesn’t feel like it’s grounded. Or does it end over a living unit?

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 (7-0). The motion provided for Option No. 2 with the option of extending the base of brick material between the columns.