

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** June 1, 2016

TITLE: 802, 854 East Washington Avenue (800 North Block) – Mixed-Use Development with Commercial (Including a Grocery Store), Office and Residential Components in UDD No. 8. 2nd Ald. Dist. (32089)

REFERRED:

REREFERRED:

Modifications to Previously Approved Plans for Phase I

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 1, 2016

ID NUMBER:

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

SUMMARY:

At its meeting of June 1, 2016, the Urban Design Commission **REFERRED** consideration of an ATM machine location within the approved development located at 802, 854 East Washington Avenue; and **GRANTED FINAL APPROVAL** of the addition of railings to a particular unit’s balcony. Appearing on behalf of the project were Kyle Dumbleton and Lee Christensen, representing Gebhardt Development. The ground floor commercial will contain a walk-up Associated Bank, which larger offices on the second floor. The bank would like access to the stair and want to flip the storefront so the door would be on the other side, and replace one of the flipped panels with anodized aluminum to match the storefront frame, insert an ATM and night drop-off slot, as well as a light box for their logo.

The Secretary remarked that all ATMs on State Street and the Capitol Square are expected to be perpendicular to the street or in a recessed vestibule. There isn’t a need for signage considering that the ATM has a lit logo on the monitor 24/7. This is basically a promotional aspect to enhance the presence of the bank and is not appropriate in an Urban Design District. This would actually be an amendment to the signage package.

Comments and questions from the Commission were as follows:

- The sign is a no-go.
- You could have a vestibule that you swipe your card to unlock, with the ATM machine inside, so the ATM isn’t actually on the street.
- There’s a big wide sidewalk there, the traffic is moving very fast, it’s not exactly like State Street.
- Which is why you might want a little protection if you’re trying to do a transaction.
- The ATM doesn’t need to be lit, and it doesn’t need to be parallel to the street; which would be less obtrusive to the architecture of the building.

- We've approved some very substantial buildings here with very substantial heights, now you start building up the façades; that's not coherence of design on which we've approved these projects. They need to come back with something that fits and is appropriate.

The owner of a unit facing the Constellation would like to install a railing and make it usable, and also add a roof canopy that's partially opaque with soffit panels. The railing would be utilized for concrete planters to provide ballast for a glass railing, with the idea being it would dissolve into the sky. The top of the glass is four-feet above the walk surface and the planters are 3-feet above the walk surface. Harrington, Slayton 7-0

ACTION:

On a motion by Harrington, seconded by Slayton, the Urban Design Commission **REFERRED** consideration of the ATM aspect of this project. The motion was passed on a vote of (7-0). The motion to refer provided for the following:

- Explore internalizing the ATM inside the building, or other options.

On a motion by Harrington, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL** of the adjustments to a balcony for the installation of railings with the extension of roof and rail of the 14th floor to include screening of the rooftop unit. The motion was passed on a vote of (7-0).