

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 29, 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:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 29, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Michael Rosenblum, Lois Braun-Oddo, Tom DeChant, Sheri Carter and Richard Slayton.

SUMMARY:

At its meeting of June 29, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of design changes to 802, 854 East Washington Avenue. Appearing on behalf of the project were Kyle Dumbleton, Jessica Gebhardt and Lee Christensen, all representing Gebhardt Development.

The Commission's previous review of the design changes suggested turning the ATM and light box into the vestibule to be less obtrusive. Those were explored and ultimately were not feasible due to access to the ATM and the night drop. What was previously the light box is now a painted logo with the addition of text associated with the ATM, four-feet back from the glass; with anodized aluminum rather than spandrel glass. The glazing area required for the first floor is currently as 61%; this change and a small other change related to a Fire Department connection puts them at 60% for window area along East Washington Avenue for the entirety of Phases 1 and 2. The Secretary remarked that the Commission had strongly objected to the internally illuminated sign as being OK as a lit element; being back 4-feet takes it out of the Zoning Code but not necessarily out of the Commission's purview; as a compromise this works with the green color because it's not lit, and the generic surround on the ATM.

ACTION:

On a motion by Goodhart, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-1) with Carter abstaining. The motion approved the proposed design changes.