

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** October 5, 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:

Alteration to a Previous Alteration of the Façade of Parking Garage. **REPORTED BACK:**

AUTHOR: Jessica Vaughn, Acting Secretary **ADOPTED:** **POF:**

DATED: October 5, 2016 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Richard Slayton, Cliff Goodhart, Lois Braun-Oddo, John Harrington, Rafeeq Asad and Sheri Carter.

SUMMARY:

At its meeting of October 5, 2016, the Urban Design Commission **REFERRED** consideration of an alteration to a previous alteration of the parking garage façade located at 802, 854 East Washington Avenue. Appearing on behalf of the project were Kyle Dumbleton, representing Midwest Modern, LLC; and Lee Christensen, representing Gebhardt Development. A dark gray panel was proposed that actually looks black and the texture is not defined. Photos of the building materials were shown from different perspectives; the panel looks darker than was anticipated. Staff also had concerns that the building panels did not look consistent. The panels were power washed, but the general thought is that there is some kind of manufacturer defect with the materials.

Comments and questions from the Commission were as follows:

- Make sure that the design progression does not reduce or change the depth or detail of the façade.
- The East Washington Avenue façade is very flat; integrate the utilities into the design as much as possible.
- I like the dark texture.
- I prefer the replacement, painting may not work.
- There are also areas where it appears you can see the fasteners.
- With the uncertain status of the material and its durability, I don't know how we can say "this is great, we approve it," and then it just continues to deteriorate. I'd like to see you come back with an actual solution, whether its cleaning, replacement or something else. It's hard for us to approve it when you don't really know exactly what's happening with it.

ACTION:

On a motion by Goodhart, seconded by Slayton, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (6-0).