

City of Madison, Wisconsin

---

<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 30, 2016	
<b>TITLE:</b> 810 East Washington Avenue – Galaxie Phase 3: Starliner Condominiums and Lofts. 2 <sup>nd</sup> Ald. Dist. (44542)	<b>REFERRED:</b>	
	<b>REREFERRED:</b>	
	<b>REPORTED BACK:</b>	
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b>	<b>POF:</b>
<b>DATED:</b> November 30, 2016	<b>ID NUMBER:</b>	

---

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

**SUMMARY:**

At its meeting of November 30, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of modifications to the Galaxie Phase 3: Starliner Condominiums and Lofts located at 810 East Washington Avenue. Appearing on behalf of the project were Jeff Vercauteren, Kyle Dumbleton, Lee Christensen and Suzanne Vincent, all representing Gebhardt Development. Design progression items include bringing in a wall about 5-feet to increase the vision triangle, changes to the rear of the live-work building inseting and pushing out one additional bay in the middle, creating a more dynamic elevation at the rear of the building; and made some changes to the Livingston/Mifflin Street corner to accommodate the larger vision triangle. The resulting form has changed on the corner of Livingston and Mifflin Streets which breaks up what was previously there, with interest and undulation bringing the two-story mass of the wood down and cantilevering down over the corner piece. In addition, on the live-work building they added some Juliet balconies to create more connection to Mifflin Street and help extend the horizontal lines of the building. The largest change on the condominium building is the color of the window frames with the aluminum panel now a dark brown and grouped the windows and openings into some patterns that creates more of a dynamic and horizontal effect to address the Commission’s previous comments. Larger window types have been added on the fourth floor to create an interesting rhythm as well as to help the fourth floor recede. The proposed Amelanchers in the plaza area have been swapped out for Prunus Maackli which has showy bark and flowers after the leaves come out to provide contrast. There are some proposed foundation planting changes, and some bike parking stalls have been moved to de-clutter the plaza area. Lighting has been added to the drive aisle elevation. To further enhance the lighting through the pedestrian connection they have added some bollard lights to the planters.

Staff noted that the original appearance of the condominium building versus the subsequent modifications including this version is what has always been the big issue with the Commission. Dumbleton provided an overview on the progressive elevation revisions.

Comments and questions from the Commission were as follows:

- This is a lot better but I question non-use of repetitive glazing on three different glazing proportions.
  - Part of the original design concept was that there would be more of a random arrangement of window openings.
- The corner of Livingston and Mifflin, what is at the top where the brick and wood (Nichiha) come together? What is that transition? It just looks really phony.
  - The difference in plane there is about 6-inches. It's a full brick.
- It's a prominent corner, just return the brick all around the corner.
- How are you transitioning at the top of that?
  - It's a metal coping.  
That has the potential to look pretty strange.
- It seems so much more honest and easy and ultimately a better detail just to have the wood on top with the brick. It would have to come back a good foot to make that brick wall substantial.
  - That's something we could do.
- I appreciate the lighting in the back, having walked that recently after dark.

**ACTION:**

On a motion by Goodhart, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided that the applicant rework the corner with brick and wood to come together.