

AGENDA # 3

City of Madison, Wisconsin

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| REPORT OF: URBAN DESIGN COMMISSION | PRESENTED: February 13, 2019 |
| TITLE: 1004 & 1032 S. Park Street – Mixed-Use Building of 3-5 Stories Containing Commercial Space, Live-Work Commercial Spaces and Apartments with Underground Parking in UDD No. 7. 13 th Ald. Dist. (46483) | REFERRED: REREFERRED: REPORTED BACK: |
| AUTHOR: Janine Glaeser, Secretary | ADOPTED: POF: |
| DATED: February 13, 2019 | ID NUMBER: |

Members present were: Richard Wagner, Chair; Cliff Goodhart, Lois Braun-Oddo, Rafeeq Asad, Tom DeChant, Craig Weisensel, Jessica Klehr and Christian Harper.

SUMMARY:

At its meeting of February 13, 2019, the Urban Design Commission **REFERRED** consideration of revisions to a mixed-use building located at 1004 and 1032 S. Park Street in UDD No. 7. Registered in support of the project were Peter Pichota, representing Angus Young Associates; and Jon Hepner, representing T. Wall Enterprises, LLC. Pichota presented revisions to the plans including larger windows at the fifth floor apartments, a stair tower to exit off the roof, an enlarged commercial area with storefront glass, a ribbon of glass at the prow and lowering of brick. The overall goal was to get the rendering and changes with the 16 units to match as closely as possible the 2017 approved renderings. Residents can now have access to the rooftop area whether there is a commercial entity in that space or not. The stair tower has been brought closer to scale to the minimum height.

- The rendering shows clear glass all the way. You'll need spandrel in some areas; under the floor slab.
 - A post-tension concrete slab runs at every floor. It's 12-14" deep, aluminum storefront system connects to the underside of the floor with a panel between the two framing systems to cover the concrete. There's insulation behind the panel.
- So you're going to see bare concrete from one floor to the next.
 - There's a drywall soffit system that hides the HVAC and fire sprinkler. There's no spandrel.
- The rendering is not correct.
- The work within the red bubbles I find an improvement. But you need to submit a comprehensive set of everything that is coordinated per the previous approvals for the record and for sign-off.
- The prow is the signature of this building. If we don't understand exactly what it looks like we can't approve it. It has to be done right.

The Commission discussed the plan sets not being up-to-date or accurate, making it difficult to grant an approval. The Commission appreciated the applicant addressing their comments and concerns from the previous

meeting, but these documents become a part of the official record for the project as the latest approved drawings and are looked at for everything, not just one small part.

ACTION:

On a motion by Goodhart, seconded by DeChant, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (7-0).

The motion to refer noted that the changes shown in red bubbles are acceptable and approvable.