

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 31, 2019

TITLE: 828 E. Main Street – Renovation of the Existing Trachte Buildings for Use as a Wedding/Event Venue in UDD No. 8. 6<sup>th</sup> Ald. Dist. (56352)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: July 31, 2019

ID NUMBER:

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

**SUMMARY:**

At its meeting of July 31, 2019, the Urban Design Commission **GRANTED FINAL APPROVAL** of the renovation of buildings located at 828 E. Main Street for use as a wedding/event venue in UDD No. 8. Registered in support of the project were Matt Tills, Jessica Wartenweiler and Eric Welch. The goal is to restore and breathe new life into these two buildings that have been vacant for approximately eight years. They would build out the interior to accommodate weddings and private events with the two buildings serving different functions and providing different uses. The primary exterior modifications will be taking an empty private patio and converting it to a 1,000 square foot solarium, along with a small interior courtyard space that will be landscaped. There will be no off-street parking provided on the site, and one loading zone will be provided for the events’ needs. Lighting will be primarily building-mounted, full cut-off at low levels with an inward focus. The greenhouse will be air conditioned and a 5’6”x14’ screen will block views of the ground mounted HVAC system north of the solarium.

The Commission discussed the following:

- What is the status of the Trachte building between you and the Sylvee?
  - That’s not our property.
- The exterior is not going to be touched?
  - We are adding a few windows up against the solarium side, and modifying two exit doors. For the large space will be essentially untouched to keep that patina.
- I have concerns about the existing larger Trachte building next to it. Given the design guidelines for this area are encouraging taller buildings, and we don’t know the future of the surface parking lot on the other side, are you not concerned that you might end up being in a valley of much taller buildings?
  - I think that’d be OK, it lends itself a unique contrast.
  - We are adding some additional skylights to the roof and a new roof, the existing roof will be replaced with PVC material. That is one elevation that will be modified, that’s where we’re adding more natural light. We’re not concerned about exterior views from ours.

- I live close by in this area. Robinia Courtyard is one of my favorite places. I still think some curb appeal has to happen, some attention needs to be given to the patina.
  - We are adding some curb appeal with landscaping and this new wall, new window elements. We wanted to play off the eclectic character of the building with those pieces. The addition of signage and soft lighting we're pretty confident we'll be able to give it that industrial, raw character.
  - We'll maintain the existing patina while bringing in new modern features. There's a fine line to keeping that character and fixing the disrepair it's in and make it a functional building.
- Can you describe some of the materials?
  - The white wall listed as brick will be a cast concrete wall with form liner. We want to retain that texture and character, but rather than build a full masonry wall it will be painted white textured. The translucent panels would be polycarbonate panels in metal frames. We wanted to retain that textured glass look, but knowing it's exterior it might be too vulnerable. It will be durable and replacement if needed. The rest of the materials are primarily painted black metal.
- For the solarium in Madison, Wisconsin your weather patterns are going to be touch. Do you envision any shading in there?
  - We are evaluating internal shades. The solarium is designed and fabricated by a Wisconsin greenhouse company. Basically it would be an insulated glass system (high performance) and we will look at shades based on the amount of plant material. We're going through that process now.
- Where the current roof comes down and the new roof with the valley in there, the detailing is a little rough because you don't have a parapet.
  - We'll have a custom fitted gutter and bring that water down into an internal gutter system.
- Looking at it from the front it's a little hard to tell where the entrance is, or who is welcomed there.
  - This is tricky for us too as it will be primarily private events. The black mesh gate would be the primary entrance and you come into this interior courtyard. We wanted to have an entrance that could be opened and welcoming when the events are going on, and be closed and secured when there are no events. Ingress and egress was also a concern there, so the exterior gate basically becomes our front door.
  - Once we develop a sign plan that will help identify also.
- This is a nice project and having another walkable venue in the neighborhood is good. There are people who want to see this authentic industrial design saved.
- This is something I would not expect to see, I really like it.

**ACTION:**

On a motion by Braun-Oddo, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0).