

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 24, 2019

TITLE: 6918 Seybold Road – Renovation of Existing Restaurant Building for Single Tenant Located in UDD No. 2. 19th Ald. Dist. (54465)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: April 24, 2019

ID NUMBER:

Members present were: Cliff Goodhart, Acting Chair; Jessica Klehr, Craig Weisensel, Tom DeChant, Rafeeq Asad, Christian Harper, Shane Bernau and Syed Abbas.

SUMMARY:

At its meeting of April 24, 2019, the Urban Design Commission **GRANTED FINAL APPROVAL** of the renovation of an existing restaurant building for a single tenant located at 6918 Seybold Road in UDD No. 2. Registered in support of the project was Ray White, representing Tom Sanford. White described changes made since the last presentation. They have added landscaping along Gammon Road as requested. There is a single curb cut entrance with single loaded parking on both sides. The tenant needs entrances on both sides per the lease. The north elements were pushed back to eliminate windows in the toilet rooms. Additional glazing was added on the west and south sides. Additional cement fiber siding has been added; building materials were shared. Awnings were added to the entrances and the amount of glass at the entrances was increased. The employee entrance has been reduced in size and pushed back.

Discussion by the Commission was as follows:

- On the west side would it be possible to add a tree in the islands? Shade in the asphalt parking area would be good.
 - There is a height limitation (ATC easement) under the power line so that might be an issue.
- Look at moving the light pole to make room for a tree in the island.
- What is happening in the space immediately to the left of the driveway entry?
 - That just becomes lawn area because of the limited space. They had to give up some property to increase the right-of-way by request of the City.
- Other than the signage being there, I'm trying to distinguish the entries.
- The landscaping there would distinguish it as a non-entry.
- On the facades that do not have signage, you may want to consider bringing that parapet height down a foot or two. It would not preclude future signage or demising but would help emphasize those actual entrances.

ACTION:

On a motion by Weisensel, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for the following:

- Consider lowering the parapet at the non-signable areas to distinguish the entrances.
- Look at the addition of tree plantings in the parking lot where not precluded by easement.