

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 15, 2010

TITLE: 117 Junction Road – PUD(GDP-SIP)/Planned Commercial Site, Commercial/Retail Building and Off-Premise Ground Sign. 9th Ald. Dist. (03104)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: December 15, 2010

ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, R. Richard Wagner and Jay Handy.

SUMMARY:

At its meeting of December 15, 2010, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP)/Planned Commercial Site, commercial/retail building and off-premise ground sign located at 117 Junction Road. Appearing on behalf of the project were John Flad, Russ Kowalski, Steve Hoff, all representing Flad Development; and Chuck Possehl, representing The Bruce Company. Flad gave a brief summary as to the issues that remained to be addressed following the previous initial approval of the project at the meeting of December 1, 2010. Possehl noted changes and highlights to the site/landscape plan as follows:

- Connection to the looped road to the north will be limited to exiting with no entry provided.
- Adjustments to the location and type of landscape elements adjacent to the building with grouping of some species to create more impact.
- Elimination of crab trees in tree islands for canopy trees to eliminate conflicts with opening doors for automobile customers.
- Use of metal edging.
- Review of existing landscaping to be reused and relocated on site.

Kowalski noted architectural changes as follows:

- Elimination of upper lights on upper transom windows to reduce the use of spandrel panels.
- Prevalence of glass on upper transom windows including the substitution of a previous EIFS panel on the east elevation with a glass window.

Hoff noted changes to the driveway entry sign to have a monument style base and landscaping.

ACTION:

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 117 Junction Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	6
	6	7	6	6	6	6	7	6
	-	6	6	-	6	6	-	6

General Comments:

- Thank you for the improvements!

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 1, 2010
TITLE: 117 Junction Road – PUD(GDP-SIP)/Planned Commercial Site, Commercial/Retail Building. 9 th Ald. Dist. (03104)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 1, 2010	ID NUMBER:

Members present were: Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, John Harrington, R. Richard Wagner, Jay Handy and Henry Lufler, Jr.

SUMMARY:

At its meeting of December 1, 2010, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP)/Planned Commercial Site located at 117 Junction Road. Appearing on behalf of the project were John Flad, Frank Maersch, Steve Hoff, Russ Kowalski and David Glusick, all representing Flad Development. Five to six-feet of property will be dedicated to the City along Mineral Point Road for a pedestrian/bicycle path. This easement encroached into a stormwater path. As a result they have created a bioretention basin with 55% sediment control. They will also be closing one of the access points onto Mineral Point Road. They are trying to integrate new Lot 1 and new Lot 2 with a site plan that is already in place and the dictates of Planning Division staff as well as City Engineering staff. The building is 4,500 square feet. They can also commit at this point to working in conjunction with The Bruce Company to transplant 90% of the material that is there to one of four projects they either own or manage within one mile of this site. The building materials will be in keeping with the surrounding architectural elements. Limestone base and masonry materials will be used, giving it a stone-like appearance. Canvas awnings are proposed to help bring out some color and will match the same blue in the signage for U.S. Cellular. A 30% sign spandrel area is proposed. Wall signs are four-sided. Free standing signage will be provided as an entrance marker to make room for an off-premises Target sign.

Comments were as follows:

- Rethink the crab trees where car doors open, use canopy trees.
- Around building, differing species in small quantities, grouping the same species has a greater massing impact.
- Don’t use black vinyl edging, and don’t use stone mulch.
- You’re going to need to label the plants so we can see what they are and need large scale plans for readability for final approval.
- Look at the proportions of your transom windows to keep clear glass not spandrel.
- Resolve issue with blank panel on east elevation at Mineral Point Road, use trellis with plantings to screen and make brick not EIFS.
- Look at providing a brick base on driveway entry sign, needs work.

- Look at brick base below.

ACTION:

On a motion by Harrington, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 6 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 117 Junction Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6	5	-	5	5	6	6
	-	-	-	-	-	-	-	8
	6	6	5	-	5	5	6	6
	6	6	5	-	4	6	6	6

General Comments:

- Exit only at drive through lane – sidewalk at east side of proposed building? Bioretention is nice, seems realistic. Car park sharing with Target seems realistic.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 24, 2011

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: **8240 Mineral Point Road**

Present Zoning District: PUD(GDP-SIP)

Proposed Zoning District: Amended PUD (GDP-SIP)

Proposed Use: Amend PUD to allow construction of a 4,600 sq. ft. retail building and an off premise sign.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project).

1. An off premise sign for Target on proposed lot 2 is part of this amendment.

GENERAL OR STANDARD REVIEW COMMENTS

1. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one van accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls with a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. Parking lot plans with greater than twenty (20) stalls shall comply with City of Madison General Ordinances Section 28.04 (12). Landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total)

3. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide **six** bike parking stalls on proposed lot 2 in a safe and convenient location on an impervious surface to be shown on the final plan. **NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.** Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

4. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

5. Lighting is required and shall be in accordance with City of Madison General Ordinances Section 10.085. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	25,458 sq. ft. & 54,226 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	30'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	2 stories

Site Design	Required	Proposed
Number parking stalls	As shown	adequate
Accessible stalls	As shown	3 (1)
Loading	As shown	adequate (2)
Number bike parking stalls	6	10 (3)
Landscaping	Yes	Yes (4)
Lighting	Yes	Existing (6)

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Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the C-2 district, because of the surrounding land uses.