

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** May 28, 2014

TITLE: 4198 Nakoosa Trail – Building Addition to “Walmart” Including Site Upgrades and Modifications to the Parking Lot, Truck Docks and Truck Access Routes, Landscaping, Relocation and Addition of Signage. 15th Ald. Dist. (34222) **REFERRED:**
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: May 28, 2014 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Melissa Huggins, Cliff Goodhart, Tom DeChant, Richard Slayton and John Harrington.

SUMMARY:

At its meeting of May 28, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a building addition to “Walmart” including site upgrades and modifications to the parking lot, truck docks and truck access routes, landscaping, relocation and addition of signage located at 4198 Nakoosa Trail. Appearing on behalf of the project were Spencer Deinard, Ryan Solum and Lucas Roe, representing Walmart. They are proposing a roughly 55,000 square foot building expansion to the existing 153,000 square foot Walmart. Parking would be increased and improved with a full resurfacing of the existing parking lot, along with the additional asphalt parking along the rear and side, maintaining all the existing access points. Additional landscape islands will be added, Ash trees will be removed, and mulch and stone will be replenished. Existing parking lot lighting will be replaced with 42-foot LED lighting which will provide a much softer glow and a more energy efficient design. The existing vestibule would be demolished and the addition constructed. The existing pylon sign would be replaced and a new monument sign would also be installed. They are still in the process of selecting building materials for the new construction. Some clear story glazing has been provided where appropriate. The Secretary noted that Zoning needs to determine whether or not the percentage of change requires that the existing parking lot be brought up to code. Tree islands are required every 12 stalls, with 75% vegetative cover, not just mulch.

Comments and questions from the Commission were as follows:

- We really want shade trees because we’re trying to help with the urban heat effect. And we really suggest that you use short ground covers or grasses; things you don’t have to go out and mow, water or fertilize. That’s going to save a lot of energy but is also an environmental service.
- We’re going to want to know how your bio-swales are going to work when you return.
- The shredded bulk mulch is good.

- You'll need to check with Zoning on your proposed pylon versus your existing monument sign, otherwise it's either a variance or Comprehensive Design Review by this body that requires a separate public hearing.
- Any time you change the existing status it has to be reevaluated. If it's non-conforming we'll have to look at it again. And with the ground signage, no matter where you are in the City the allocation you get for ground signage without asking for a variance is under 144 square feet total, for all signs You may be beyond that.
- I think this sign would look better if it had these proportions. It just seems strange.
- You've got four parking stalls and three drive aisles serving four stalls. You can get rid of a drive aisle if you redo this. You're going to lose 24-feet of asphalt but have the same amount of parking. I don't know why you have three drive aisles for two ½ bays and one full bay.
 - We have the pharmacy drive aisle there but I think I see where you're going with that. If you've got a drive aisle for the pharmacy that changes things. Just play with that when you come back.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

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 rating for this project is 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4198 Nakoosa Trail

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