

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 8, 2006
TITLE: 4841 Annamark Drive – Planned Commercial Site, Restaurant, Texas Roadhouse. 17 th Ald. Dist.	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 8, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Lisa Geer, Michael Barrett, Jack Williams, Bruce Woods and Cathleen Feland.

SUMMARY:

At its meeting of February 8, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a restaurant project, “Texas Roadhouse”, a Planned Commercial Site located at 4841 Annamark Drive. Appearing on behalf of the project were David Behrens and Jennifer Mowen, architects. In response to the Commission’s previous review of the project, the revised plans featured the following:

- The lighting and photometric plan had been adjusted to reduce excessive footcandle levels with details provided on the fixture cutsheets relative to the requirement for full cut-offs.
- All building elevations have been modified to provide for the application of a full brick veneer façade, combined with a stone wainscot base at the same time maintaining the standing seam metal roof elements.
- Horizontal banding consisting of soldier course brick has been added atop the base wainscoting and below sills of windows, in addition to upper parapet treatment.
- Previously proposed flags and uplighting have been removed, combined with the removal of previously proposed LED striping outlining the building.
- Signage has been modified to provide for the recessing of neon in proposed wall signage. An additional trellis element has been added around the outdoor patio area.

Following the review of the plans, the Commission expressed concerns on the following:

- The lighting plans still feature some hot spots, in the range of 13-17 footcandle levels.
- Still have problems with architecture looking busy, with false cupola effect and conflicts with the stone and brick combinations.
- Issues with windows on blank portions of the south and east façades remain; require “eyes on the street” and the need to provide for daylighting on some portions of the elevation.
- There is a lighting issue with the use of proposed walpac fixtures on the rear of the building; should be fully shielded.

- Still need trees in parking lot islands such as the northwesterly island adjacent to the north/south drive aisle, as well as the island containing the pylon sign along the frontage road where lower height ornamental trees can be incorporated to reduce the heat effect.
- The project is much improved over the previous version.

ACTION:

On a motion by Feland, seconded by Williams, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the restaurant project. The motion was passed on a vote of (5-3) with Wagner, Barrett and Host-Jablonski voting no. The motion required that the photometric plan be reexamined to reduce hot spots, provide additional shade trees in the tree islands along the frontage road as previously noted, and incorporate windows within the office and men's room area on the easterly and southerly façades to address daylighting and "eyes on the street" concerns as appropriate.

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 3, 4, 4.5, 5, 5, 5, 5 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4841 Annamark Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	5	6	5	4	5	4	5
	3	3	3	3	3	2	1	3
	6	3	6	5	4	6	4	4
	5	5	5	5	5	5	5	5
	-	5.5	-	-	-	-	3	4.5
	5	5	6	5	4	5	5	5
	6	5	6	5.5	5	5	5	5
	6	6	6	5	6	7	6	6

General Comments:

- This amount of parking is outrageous: 146 stalls for 7,000 square feet!!! It sits next to a building that also has too much parking and will be closed during this restaurant’s operating hours.
- Suburban sprawl restaurant development.
- Somewhat better building, located in City-sanctioned sprawl.
- Improvement over previous application.
- Addition of the pervious parking is a major improvement to the overall paving. Please add shade trees in parking lot islands for the heat reduction. You may use an ornamental tree under the pylon sign.