



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 209-261 Junction Road  
**Application Type:** Modification to an existing PD (GDP-SIP) for Prairie Towne Center, Phase II – Informational Presentation  
**Legistar File ID #** [57624](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** 209-261 Junction Road Madison Investors, LLC, Kasey Moore/James Worker, Iconica

**Project Description:** The applicant will present an Informational Presentation to add an 8,132 square foot outlot building to accommodate 3-5 commercial businesses and a drive thru.

**Project Schedule:**

- The Urban Design Commission granted final approval of a previous application on July 18, 2018

**Approval Standards:**

The UDC is an **advisory body** on this request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval. (**PD Standards for Approval.**)

## Summary of Design Considerations and Recommendations

This request would be an alteration to a Planned Development (PD) Zoning District. The site plan changes include the addition of a drive thru lane, adjustments to site circulation, and changes to the outdoor seating and landscaping layout. In early meetings with the applicant, staff shared concerns regarding potential loss of outdoor seating areas and landscaping and the design team responded with a new seating area on the Junction Road side and redistributed landscaping beds.

Staff recommends that the UDC provide feedback as to how the revised proposal meets PD Standard for Approval and is in keeping with the previously approved design intent from the July 18, 2018 UDC approval – report attached and general approval comments below.

July 18, 2018 UDC approval comments:

- Ensure that building is oriented toward Junction road – no back of house on street side
- Ensure that vision glass is used for storefront windows – no large graphics to cover up front of windows