

## AGENDA # 4

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 22, 2006
TITLE: 8140 Mineral Point Road – PUD(GDP-SIP), Bank Offices. 9 <sup>th</sup> Ald. Dist. (03009)	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED:                      POF:
DATED: February 22, 2006	ID NUMBER:

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Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Cathleen Feland, Lisa Geer, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Robert March.

### **SUMMARY:**

At its meeting of February 22, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) for bank offices located at 8140 Mineral Point Road. Appearing on behalf of the project were Matt Collins, Stephen Harvey, Attorney Ron Trachtenberg, Mark Greenfield and Rick Cushman. Trachtenberg provided an update to the Commission on traffic, access and site planning issues that impact the redevelopment of the site as a follow-up to the Commission’s informational review of the project in March of 2005. Trachtenberg elaborated on significant requirements from the City Traffic Engineer and City Engineer relevant to site impediments, including extensive dedication requirements for future improvements to both Junction and Mineral Point Roads, including access restrictions, along with required no-build setbacks. The net result provides for the development of the bank site as a separate parcel with future development of a corner parcel with cross-access with the bank under a proposed future Planned Unit Development. The building plans feature a two-story plus basement, office/commercial building including a bank with drive-up window. The architecture incorporates “branding elements” from an existing Wisconsin Community Bank facility located in another city. The building materials consists of cultured stone, precast composition stone, combined with EIFS and reflective glass. Signage is as indicated on the plan including a proposed monument sign, which will come back for formal consideration by the Commission. Following the presentation, the Commission expressed concerns on the following:

- Add interior and tree islands at the northerly shared parking area and along the west side of the building.
- Provide openings in curbs for drainage.
- Concern with level of parking. Consider banking of westerly stalls based on demonstrated use along with shared parking arrangement with Target.
- Consider the elimination of accessible stall along south elevation and relocate to the west to enhance additional greenspace at entry on south elevation.
- Reexamine the church-like architecture of the structure.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION**, no 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 ratings for this project are 4, 5.5 and 5.5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 8140 Mineral Point Road**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	5	-	-	-	-	-	-
	5	5	7	-	-	5	6	5.5
	5	5	6	-	-	-	5.5	5.5
	5	4	6	-	6	4	4	4

General Comments:

- Look at shared parking with Target.
- Overly church-like architecture, and lots of impervious surface. However, this is a difficult site because of (external) street and access issues.
- Burden of traffic problems made this hard to do well.
- Difficult site, difficult corner. Building looks liturgical.
- Interior parking lot islands need to have shade trees, need more islands to break up the long expanse of parking.
- Not the best visual statement for this prominent location.