



UDC MEMO Planning Division

Department of Planning & Community & Economic Development

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TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: July 11, 2018
SUBJECT: ID 51097 (UDC) - 2430 Frazier Avenue – New Development of a “Starion Bank”
Located in UDD No. 1., 14th Ald. Dist.

The applicant, Robert Feller from Iconica, is seeking Final Approval to construct a 1,880 sf, two-story bank with drive-thru service lanes, 933 square feet of second story space, 11 parking spaces and 4 bike stalls.

Schedule:

UDC received an informational presentation on April 25, 2018 *(see attached report)*

Plan Commission will review on July 16, 2018

Common Council will review on July 24, 2018

Approval Standards

UDC is an approving body in this request. The site is located in Urban Design District 1 (“UDD 1”), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district. 33.24(8)

The applicant is also requesting a Zoning Map Amendment to rezone the lot from the Traditional Residential - Varied 1 (TR-V1) to the Commercial Corridor - Transitional (CC-T), a Conditional Use to construct a bank with a vehicle access sales & service window, and a Conditional Use for nonresidential development immediately adjacent to the boundary of a City-owned public park.

Project Description

The applicant is seeking approval to construct a two-story structure with exterior stone, brick, cement board, and aluminum storefront. There are currently two driveway entrances to the site; they are looking at closing both in exchange for a new entry point 60-feet off the west property line.

Recommendations

Planning Staff have been working with the applicant to address UDC comments from the April 25th meeting:

- Simplify the exterior material and color palette
- Develop consistent window patterns
- Shift bike parking closer to entry
- Consider reducing paved areas and changing to one way angled parking in back.

Additional planning staff comments:

- Review composition of street-facing façade and exit door treatment.
- Review drive-through canopy finish color
- Review canopy awning-to-column proportions
- Consider change of plane ($\geq 3''$) when changing materials