

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** March 21, 2007

**TITLE:** 4622 East Washington Avenue –  
Demolition and New Construction of a  
Retail/Commercial Building in Urban  
Design District No. 5. 17<sup>th</sup> Ald. Dist.  
(05673)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

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

**ADOPTED:**

**POF:**

**DATED:** March 21, 2007

**ID NUMBER:**

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

### **SUMMARY:**

At its meeting of March 21, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of demolition and new construction of a retail/commercial building in Urban Design District No. 5 located at 4622 East Washington Avenue. Appearing on behalf of the project were Robert Feller and Alex Weis. The revised plans as presented featured the following:

- Issues with an alternative plan reorienting surface parking perpendicular to the rear elevation of the building were addressed with revisions including alterations to pedestrian access, the provision of cuts in curbing around beds to provide drainage into tree islands/bioswales areas, the introduction of water tolerant plantings and trees within these areas and the addition of additional tree islands including shade trees. The applicant noted overall reduction in hardscape with this plan alternative.
- The elimination of EIFS on a segmented arch in favor of brick.
- The revised landscape plans also included a redo of the landscape worksheet including appropriate point assignment for upgraded larger canopy trees and additional landscaping amenities.
- The front elevation of the building relevant to the Chipotle tenant space was corrected to correctly show brick detailing of columns, in addition to the alignment of a doorway shown on the south elevation of the tenant space as it relates to the location on the site plan relevant to the patio/outdoor eating area.

Following the presentation, the Commission noted the following:

- The alternate plan still needs address of the 75% vegetative cover requirement for tree islands.
- The plant materials within bioretention areas are still not clarified; need to be wet tolerant plantings.
- Eliminate the high pressure sodium fixtures in the lighting schedule in favor of metal halide.
- Need more shade trees in the rear (four additional); to relieve the issue that the overall landscape worksheet is light in points with the provision of the additional shade trees adjacent to the residential at the rear at a minimum of 1-1/2" caliper minimum.

**ACTION:**

On a motion by Geer, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion required the address of the above stated concerns with staff approval.

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 5, 6, 6, 6.5, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 4622 East Washington Avenue**

|                       | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| <b>Member Ratings</b> | 6         | 6            | 5              | 4                              | -     | 6                                   | 7             | 6              |
|                       | 7         | 7            | -              | -                              | -     | -                                   | -             | 7              |
|                       | 6         | 6            | 6              | 6                              | 6     | 7                                   | 7             | 6.5            |
|                       | -         | -            | -              | -                              | -     | -                                   | -             | 7              |
|                       | 6         | 5            | 5              | 5                              | -     | 5                                   | 6             | 5              |
|                       | 6         | 6            | 5              | 6                              | -     | -                                   | 7             | 6              |
|                       |           |              |                |                                |       |                                     |               |                |
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|                       |           |              |                |                                |       |                                     |               |                |

General Comments:

- Lighting must be metal halide.
- Needs more landscaping.
- Bioretention areas should have wet prairie perennials within and curb cuts to allow for water into areas.
- Good reuse of site.