

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> April 5, 2006
TITLE: 5702 Raymond Road – New “Walgreen’s” Building and Remodeling of an Existing Retail Center Exceeding 50,000 Square Feet. 20 <sup>th</sup> Ald. Dist. (03311)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: April 5, 2006	<b>ID NUMBER:</b>

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

### **SUMMARY:**

At its meeting of April 5, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a new “Walgreen’s” building and remodeling of an existing retail center exceeding 50,000 square feet located at 5702 Raymond Road. Appearing on behalf of the project was Tammy Mauer and Eric Fors of the Redmond Company. The project provides for the demolition of the easterly tenant space within the Meadowood Shopping Center in order to construct a new addition for the “Walgreen’s” along with an overall façade renovation for the remainder of the mall. The plans as presented provided specific details on the addition and renovation, including the following:

- A change from a one-way to two-way site circulation (vehicle) with pedestrian access improvements provided.
- The provision of U-lock type bicycle racks in several locations of the retail center.
- The updated façade of the mall features the use of utility brick, stone at the base of the façade with EIFS utilized on upper portions of the façade, combined with metal materials; still maintaining the covered walkway in front of the various tenant spaces of the retail center.
- A uniform sign band will be a metal standing seam element.
- Specific lighting and landscaping plans are anticipated to be presented with a request for final approval of the project.
- The construction of the Walgreen’s addition will be in similar materials.

Following the presentation, the Commission expressed concerns on the following:

- An issue with the use of spandrel on the Walgreen’s addition’s lower panel on the east and south elevations; use alternative materials.
- Tree islands need to be provided at an interval of 12 stalls.
- All portions of windows should be clear vision glass.
- Entry feature should be a true 2-story space.
- The use of spandrel should be eliminated with real windows provided.

- The parking lot should be updated to meet current code in regards to accessibility and landscaping, including providing more trees in existing islands and need to provide a tree within the current ground sign location. In addition, reexamine the landscape plan to provide for more diversity in plantings, including shrubs within the understory.
- Provide contextual information on the development, as well as plan details for the rear and north elevations of the building.
- A minimum of 2 of 4 window bays on the east elevation should be vision with the remainder to be brick.
- Elevations need to be adjusted so as proposed wall signage does not cross architecture details such as vertical piers to satisfy code requirements.
- Consider cleaning up the rear of the building with the organization and screening of dumpster enclosures and attempt to introduce landscaping up against the building utilizing vining and other types of green screening.
- Need to provide complete details as to the back rear elevation treatment.

**ACTION:**

On a motion by Barrett, seconded by Feland, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0-1) with Geer abstaining.

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, 6, 6.5, 6.5, 7, 7, 7 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 5702 Raymond Road**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	6.5
	6	6	-	-	-	6	7	6
	6	5	4	4	-	6	5	5
	4	5	2	-	4	5	6	4
	6	6	-	-	7	6	7	6.5
	-	-	-	-	-	-	7	7
	8	7	6	-	-	6	8	7
	8	8	8	8	-	9	9	8
	7	7	7	5	-	7	7	7

General Comments:

- Nice improvement to this strip mall. North side (rear) really needs help.
- Good start, good improvements. No spandrel glass fake windows on Walgreen's.
- Site and landscape plan will need a lot of work, more interior parking lot islands with shade trees, as well as shrubs to help screen the parking lot and lights of cars.
- Good start – improves appearance of center. Real windows on Walgreen's would be desirable.
- Great start. Look forward to seeing further development.
- Nice infill development.
- Absolute good fit for this site in this neighborhood – BRAVO!
- Real windows at ground level for Walgreen's components. Real clearstory at Walgreen's corner entry. Work on cleaning up back side.