



Agenda Item #: 6

Project Title: 1841 Northport Drive - Planned Multi-Use Site, New Drive-Thru Restaurant. 12th Ald. Dist.

Legistar File ID #: 72313

Members Present: Cliff Goodhart, Chair; Tom DeChant, Lois Braun-Oddo, Jessica Klehr, Christian Harper and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of July 27, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new drive-thru restaurant located at 1841 Northport Drive. Speaking on behalf of the project was Pat Schmitt. Registered in support and available to answer questions were Dave Bruns and Greg LaPointe. The proposed MOKA will have one drive-thru window on the south side of the building. Building materials include gray fiber cement, simulated wood siding above the windows, and a bronze colored metal sign band. The parapet will hide the rooftop equipment. The building location is based on a 50-foot setback in agreement with the Wisconsin DOT.

The Commission discussed the following:

- You have to loop around multiple times to get to that window, it may be quicker to get out and walk. It looks like the dedicated loop is just to this coffee shop, you're not expecting to have traffic for other retail tenants come through here?
- It would be nice to have a pedestrian connection off of Northport Drive. The large row of hedges on the south side of the parking lot seem to impede visual access.
 - That may be considered by the DOT as something that gives higher value to that portion of the property in the setback.
- I love Moka coffee and I'm familiar with the other Madison locations. Traffic can get backed up, if people are parked on the north side of the building and there's a back-up, how do they get out of those parking spaces?
 - There will be times of the day when those are open, we expect them to be used mostly by employees. We made an exit access from that queuing line in case they want to just get out towards Northport.
- Those spaces are there because they're required?
 - No, we're just trying to get as much parking on the site as we can, we sacrificed a lot from what's there now. Not that they'll be used that much.
- Is there an opportunity for landscaping instead of all the striping? The skinny little striped area with all the bollards, those will be confusing. Have you considered curbs and plantings instead?
 - We're trying to maintain the natural drainage of the site. The concept right now flows to the south and the west, if we start putting curbs in those areas there's going to have to be considerable engineering done.
- Maybe just something as a planting area similar to where you have the inlets on the other length of parking.
 - The plantings in the striped areas north of the property line is something we could do.
- I do think parallel parking may be just as much a challenge as parking to the north of the building, as people are coming through.

- Have you considered diagonal parking along the north? If somebody is queued up, and since it's one-way, you'd give yourself a little bit more room and more drive aisle space to do that. In the diagonal areas you have plenty of room to go ahead and angle some parking.
 - We could probably eliminate that parking totally. I think it's going to be used by people who know when a good time to use them is.
- Diagonal parking also serves to visually show people that you can only go in one way.
- I had problems reviewing this material. I was able to see the staff memo and these plans, I could not download and see the plans themselves.
- You have a decent selection of plants, but you should use bark mulch rather than washed stone, that is not a happy environment for plants.
 - We totally agree with that.
- Is there much in the way of interior seating at this location?
 - No, it's a drive-up/walk-up facility only.
- Interesting way to find your way through there, looks like a best solution for a non-ideal situation.

Action

On a motion by Klehr, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (5-0).

The motion provided for the following:

- Replace the washed stone mulch with bark mulch.
- Consider angled parking in place of head-in parking along the north side of the building.
- Consider replacing the striping and bollards on the southside of the building with a curb barrier and landscaping.
- Consider keeping the utility meters on the west side of the building.
- The Commission finds that a one-story building is acceptable given its size.