

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 15, 2020

TITLE: 209-261 Junction Road – Alteration to a Previously Approved Development at Prairie Towne Center. 9th Ald. Dist. (57624)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: January 15, 2020

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Rafeeq Asad, Lois Braun-Oddo, Tom DeChant, Christian Harper, Jessica Klehr, Craig Weisensel and Shane Bernau.

SUMMARY:

At its meeting of January 15, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of an alteration to a previously approved development located at 209-261 Junction Road. Registered in support were James Worker, Kevin Yeska; and Julie Zamudio and Brian Flad, both representing Junction Road Madison Investors, LLC.

Worker discussed what has been redesigned in address of the Commission’s previous concerns: the sidewalk is shifted closer to the bus stop, the building is shifted 9-feet to allow for more landscaping at the patio area, and the rear storefronts will read as clerestories rather than full storefronts. The parking on the internal street was deemed suitable for employee parking and snow storage.

The Commission discussed the following:

- The trash enclosure, what is the material?
 - It’s going to be a cedar fence construction. Trying to minimize the foundation impacts because it is on top of a sanitary sewer.
- The landscaping and screening in front was substantial. It would be better to have higher plantings to screen that.
- I see Red Twig Dogwoods.
 - Yes adjacent to the patio, and perennial plantings and ornamental grass, it’s a tight spot.
- It’s just a prominent corner there, it would be nicer to get more substantial screening.
- There is a Red Oak used in some island spaces, four QRs, I don’t think those are the best selection for this hot of an environment with pavement and reflection. Maybe a Swamp White Oak would be better.
- I was happy to see Oaks, but you have to pick the right one for the space.
- The fountain grass, 50 of them, you’ll probably get half of them to survive. That could get swapped out for Little Blue Stem or some other grass.

- Who are those parking stalls serving? If it's this site I could see them being flipped and facing inward as opposed to the more public drive on the outside. This still bothers me.
 - It is meant to serve this building. My hesitation of flipping it was the 20-foot drive aisle. Being that it is employee it may be OK. It's 2-feet to the curb but it's a 4-foot striped buffer.
- In my opinion flipping that and those being accessed from internal to the site makes more sense.
- What is the barrier?
 - It's a concrete median.
- If you go through the drive-thru and head north and east, you come out kind of close to the intersection where people are coming in. Do you have any concern with that? They drive like it's the wild west in there.
- Is it possible to make that one-way traffic? It seems too tight for two-way traffic.
 - Agreed, it really is tight, we're trying to provide direct access for trash pick-up. That's the only situation that would be counter-flow.
- It seems like a lot of parking for only 8,000 square feet.
 - We're losing 98 existing parking stalls and adding the retail space. But again most of those are serving Pick N Save.
- So much parking, so little greenspace.
- You have a relocated light pole, tall trees and landscaped island sharing space.
 - The existing pole is 40-feet, it's substantially tall. The trees won't interfere.
- I wonder whether the dumpster enclosure, being in such a conspicuous location, is cedar the most appropriate material given the other materials in the complex here? Maybe a metal panel or fiber cement material might be more in keeping with the commercial and less residential.
- I agree, something more commercial would be appropriate.
- It seems like there's certainly enough for an initial approval. Could we make some of these caveats and move for final approval? It seems like between circulation, parking and the trash enclosure we could ask for more details? I don't think it's plantings, that's fairly straightforward. We're descriptive on the trash enclosure, I would support the one-way traffic comment and flipping the parking.
- Where you have the pedestrian walk coming off the entrance on Junction, it's aligning with the face of the transformer and not with the sidewalk that you want to go to. It seems like a really tight vehicular area where people are trying to cross.
- If you do make it one-way, that corner would have more room.
 - These are reasonable. The alignment of the sidewalk has been shown in a number of ways, we suggest a location directly adjacent to the entry walk. I think we can resolve flipping those stalls even if we do a slight angle on them. As far as revising the trash enclosure I can see that being accomplished with the fiber cement panels.
- If this is switched to one-way and there was one more car in the queue, what do I do if I'm trying to leave, just sit there?
 - There's still a 24-foot drive. That the same as 90% of the existing drive-thrus in the City.
- When you flip the parking stalls that bar moves to the bottom, but the stall stays the same?
- Yes the one-way will become the drive aisle.
- Did you examine that at any point in time? The whole one-way with that pinch point?
 - We can look at giving a more generous radius there.
- From a staff perspective Traffic Engineering could be involved in that discussion.
- The flipping of the stalls was more important than the one-way traffic.

ACTION:

On a motion by Weisensel, seconded by DeChant, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-1) with Klehr voting no.

- Recommend changing the trash enclosure to metal panel or fiber cement (staff).
- Look at the parking orientation on the south side so it faces one-way circulation. Consider and recommend working with Traffic Engineering.
- Look for alignment with one of the major sidewalks either on the north or south side, but do not align with the transformer.
- Look at revising some of the plant species.