

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 15, 2010
TITLE: 117 Junction Road – PUD(GDP-SIP)/Planned Commercial Site, Commercial/Retail Building and Off-Premise Ground Sign. 9 th Ald. Dist. (03104)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 15, 2010	ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, R. Richard Wagner and Jay Handy.

SUMMARY:

At its meeting of December 15, 2010, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP)/Planned Commercial Site, commercial/retail building and off-premise ground sign located at 117 Junction Road. Appearing on behalf of the project were John Flad, Russ Kowalski, Steve Hoff, all representing Flad Development; and Chuck Possehl, representing The Bruce Company. Flad gave a brief summary as to the issues that remained to be addressed following the previous initial approval of the project at the meeting of December 1, 2010. Possehl noted changes and highlights to the site/landscape plan as follows:

- Connection to the looped road to the north will be limited to exiting with no entry provided.
- Adjustments to the location and type of landscape elements adjacent to the building with grouping of some species to create more impact.
- Elimination of crab trees in tree islands for canopy trees to eliminate conflicts with opening doors for automobile customers.
- Use of metal edging.
- Review of existing landscaping to be reused and relocated on site.

Kowalski noted architectural changes as follows:

- Elimination of upper lights on upper transom windows to reduce the use of spandrel panels.
- Prevalence of glass on upper transom windows including the substitution of a previous EIFS panel on the east elevation with a glass window.

Hoff noted changes to the driveway entry sign to have a monument style base and landscaping.

ACTION:

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).

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 6, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 117 Junction Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	6
	6	7	6	6	6	6	7	6
	-	6	6	-	6	6	-	6

General Comments:

- Thank you for the improvements!