

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 11, 2007
TITLE: 530 & 610 Junction Road – PUD(GDP-SIP), Office/Commercial/Retail Center. 9 th Ald. Dist. (05944)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William Fruhling, Acting Secretary	ADOPTED: POF:
DATED: April 11, 2007	ID NUMBER:

Members present were: Paul Wagner (Chair), Richard Slayton, Ald. Noel Radomski, Michael Barrett, Lou Host-Jablonski and Bruce Woods.

SUMMARY:

At its meeting of April 11, 2007, the Urban Design Commission **REFERRED** a PUD(GDP-SIP) for an office/commercial/retail center at 530 and 610 Junction Road. Appearing on behalf of the project were Matt Stamborski and Mike Michalski. Stamborski gave an overview of the project which consists of two two-story buildings with first floor retail and second floor office uses. Fruhling noted that this does not appear to be consistent with the adopted neighborhood plan or existing zoning. The applicants noted that there is only 5,000 square feet more commercial space than allowed with the existing zoning. The Commission expressed the following concerns:

- There should be one tree island for every 12 parking spaces and more plant materials around the site and next to the buildings.
- Reexamine how stormwater is handled – preferably infiltrating some on-site.
- There is a lot of parking on the site.
- Reexamine the circulation pattern within the parking lot and consider a center aisle with a walkway.
- The architecture is a little too busy – consider simplifying the design.
- Need a comprehensive signage plan, including: size, location, color, type, etc.
- Need more contextual information.

ACTION:

On a motion by Host-Jablonski, seconded by Woods, the Urban Design Commission **REFERRED** a PUD(GDP-SIP) for an office/commercial/retail center at 530 and 610 Junction Road. The motion was passed on a unanimous 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 4.5, 5, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 530 & 610 Junction Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6	-	-	-	6	6	6
	-	-	-	-	-	-	-	6
	4/5	5/6	4/5	-	-	4	6	5
	4	5	3	-	-	5	5	4.5
	-	-	-	-	-	-	-	6

General Comments:

- Need to see approved PUD and existing buildings.
- A bit too active architecturally. Needs some work.
- Way too much parking – especially surface parking. That leaves plenty of space for on-site infiltration.
- Parking to building circulation is difficult. Larger islands may help with walkways.
- Parking needs to be rethought. More trees and stormwater control on-site.