

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 29, 2015

TITLE: 550 Junction Road – PD(GDP-SIP),
Mixed-Use Community Consisting of
Three Buildings with Commercial and
Residential Uses. 9th Ald. Dist. (39396)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: July 29, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Lois Braun-Oddo, Richard Slayton, Tom DeChant, Dawn O’Kroley, John Harrington, Sheri Carter and Michael Rosenblum.

Due to technical issues with the recording of this meeting for the record, specific details on this discussion are not available.

SUMMARY:

At its meeting of July 29, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD(GDP-SIP) located at 550 Junction Road. Appearing on behalf of the project were Randy Bruce and Janine Glaeser, representing LZ Ventures. They are proposing a mixed-use development for commercial uses across the front edge of the building on Junction Road with residential uses in the back.

- Provide more context of the site in conjunction with adjacent development. Staff noted issues with the arrangement of parking on the northerly lot line requiring a landscaped setback, excess of surface parking on the site, the need for alternative linkages from the site to surrounding adjacent development and open space, the sufficiency of a buffer with adjacent single-family development and consideration for additional residential densities along Junction Road. Staff also noted that the proposal was a departure from the commercial office development anticipated within the adopted neighborhood plan and general commercial in the PD-GDP on this property.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

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 rating for this project is 4.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 550 Junction Road

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

General Comments:

- Parking is extremely inefficient.
- Poor site plan.