

## AGENDA # 3

City of Madison, Wisconsin

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| REPORT OF: URBAN DESIGN COMMISSION  | <b>PRESENTED:</b> May 3, 2006                                   |
| TITLE: 8420 Mineral Point Road & 117 Junction Road – PUD(GDP-SIP)/Planned Commercial Site, Bank/Offices. 9 <sup>th</sup> Ald. Dist. (03104) | <b>REFERRED:</b><br><b>REREFERRED:</b><br><b>REPORTED BACK:</b> |
| AUTHOR: Alan J. Martin, Secretary   | <b>ADOPTED:</b> <b>POF:</b>                                     |
| DATED: May 3, 2006  | <b>ID NUMBER:</b>   |

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Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Lisa Geer, Robert March and Michael Barrett.

### **SUMMARY:**

At its meeting of May 3, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP)/Planned Commercial Site for a bank/offices located at 8420 Mineral Point Road and 117 Junction Road. Appearing on behalf of the project were Matt Collins and Sarah Lerner. In response to the Commission's previous concerns on the project, the plans, as presented, reflect the following:

- A request to eliminate a three-stall bay of surface parking, including an accessible stall along the south elevation and its relocation to the west of the building combined with the creation of a landscape green space on the south elevation was provided.
- A detailed grading and storm water plan was provided for final approval. The drain is directed to a rain garden.
- A complete signage package and detailed building elevations were provided in addition to lighting, photometrics and cut sheets as requested.

### **ACTION:**

On a motion by Barnett, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-1) with Barrett voting no. Barrett cited that the building and landscaping by itself was fine, but the overall design needed to relate to the street and disagreed with Traffic Engineer directing design.

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 3, 5, 6, 6, 6, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 8420 Mineral Point Road & 117 Junction Road**

|                       | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| <b>Member Ratings</b> | 6         | 7            | 6              | 7                              | 6     | 6                                   | 6             | 6              |
|                       | 6         | 7            | 6              | 8                              | 8     | 5                                   | 7             | 7              |
|                       | 2         | 5            | 5              | 6                              | -     | 3                                   | 2             | 3              |
|                       | 5         | 5            | 6              | 6                              | 5     | 5                                   | 5             | 5              |
|                       | 7         | 7            | 8              | 6                              | -     | 7                                   | 7             | 7              |
|                       | -         | -            | -              | -                              | -     | -                                   | -             | 6              |
|                       | -         | -            | -              | -                              | -     | -                                   | -             | 6              |
|                       |           |              |                |                                |       |                                     |               |                |
|                       |           |              |                |                                |       |                                     |               |                |
|                       |           |              |                |                                |       |                                     |               |                |

General Comments:

- Reasonable compromise for a difficult site.
- Building and landscape are fine; the extensive setback from the road makes for a poor overall site design. Traffic Engineering should not dictate design!
- Very responsive to suggestions, well done. Coordination of stormwater and landscape will work together well.
- Glad to see parking removed from front of building; to repeat previous comment – very difficult site.