

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 20, 2007
TITLE: 530 & 610 Junction Road – Amended PUD(GDP-SIP), Office/Commercial/Retail Center. 9 th Ald. Dist. (05944)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 20, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Marsha Rummel, Todd Barnett, Bruce Woods, Michael Barrett and Richard Slayton.

SUMMARY:

At its meeting of June 20, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PUD(GDP-SIP) located at 530 and 610 Junction Road. Appearing on behalf of the project were Mike Michalski and Steven M. Esser. The project as presented emphasized the following:

- The proposed extensive use of pervious asphalt paving has been modified with review by the City Engineer and Fire Department to require application of non-porous pavement on drive aisle areas, including the main entry, pervious pavement underneath.
- A fully developed signage package was presented with no provisions for a monument sign due to the orientation and proximity to the street of the buildings and proposed wall signage adequacy according to the applicant.

Following the presentation, the Commission noted that a condition relevant to providing a pedestrian connection to areas to the west over City-owned lands had yet to be addressed as previously recommended with initial approval of the project. Staff noted to the Commission that since the project had already received Plan Commission approval, the Urban Design Commission's recommendation, unless contested with consideration by the Common Council on the rezoning, would be a condition of approval required to be undertaken with final sign-off on the project.

ACTION:

On a motion by Slayton, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion for approval required that crab apple trees within the island areas be replaced with shade trees tolerant of restricted soil conditions and that the rear pedestrian access be provided as previously noted.

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 5, 5.5, 6, 7, 7 and 7.

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	6	6	5	-	-	5	6	5.5
	5	5	4/5	5	-	4/5	5	5
	-	-	-	-	-	-	-	7
	-	6	-	6	-	4.5	-	6
	-	-	-	-	-	-	-	7
	8	6	8	6	-	6	6	7

General Comments:

- Omit crabs at parking and replace with shade trees.
- Love the porous paving concepts. We'll be watching the success of this site and hydrological planning.
- Poster child for pervious pavement. Excellent! Address pedestrian/sidewalk access in rear of project at Council.
- The pedestrian connection to the west (rear of lot) is missing but is absolutely necessary. Otherwise peds will be forced to walk 4 extra blocks.