

## AGENDA # 1

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> July 26, 2006
TITLE: 301 Junction Road – Redevelopment of an Existing Planned Community Development-Specific Implementation Plan (PCD-SIP) Site for “AnchorBank” with Drive-Up. 9 <sup>th</sup> Ald. Dist. (04089)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: July 26, 2006	<b>ID NUMBER:</b>

---

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

### **SUMMARY:**

At its meeting of July 26, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a lighting package for a PCD-SIP for “AnchorBank” located at 301 Junction Road. Appearing on behalf of the project were William A. Simpson and Paul Neesam. The previous consideration of the project by the Commission required that the applicant return for approval of a lighting plan that included a reduction in lighting levels under the drive-up canopy. In addition to presenting details on the modified lighting plan, Simpson noted to the Commission that the interior circulation of the drive-up facility had been altered to address concerns of the Traffic Engineer. Simpson noted that the under-canopy lights featured the use of a 175 watt metal halide fixture with lower wattage to reduce lighting levels consistent with code requirements. Following the presentation, the Commission noted the following:

- The lighting levels at 35 footcandles is still too high underneath the canopy; should be less than 25 footcandles. The “Rudd” fixture chosen not cut off at rear by appearance.
- The high level of lighting is not an appearance issue but a hazard from going from light to dark. Simpson noted to the Commission that the cutsheet was incorrect and should have indicated 150 watt canopy lights as noted on the photometric plan.
- It was noted by the Commission the applicant should consider the use of either 100 watt or 125 watt fixture to reduce the lighting levels to 20-25 footcandles.

### **ACTION:**

On a motion by Geer, seconded by Barrett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required both the photometric plan and cutsheets be modified to utilize the 125 Watt metal halide fixture in order to reduce lighting levels underneath the canopy.

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, 5.5, 6, 6 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 301 Junction Road**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	6	-	-	-	6
	-	-	-	6	-	-	-	6
	-	-	-	5.5	-	-	-	5.5
	-	-	-	5	-	-	-	5
	-	-	-	5	-	-	-	5
	-	-	-	6	-	-	-	6
	-	-	-	5	-	-	-	5

General Comments:

- Reduce wattage of fixture to 125 watts to bring closer to desired light level.
- Lighting is OK as reduced per UDC.
- Reduce wattage on pulse-start fixtures.
- Lower wattage light will be good for the area and the business.