



Agenda Item #: 7

Project Title: 7440 Mineral Point Road - Planned Multi-Use Site. 9th Ald. Dist.

Legistar File ID #: 72318

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Tom DeChant, Shane Bernau, Rafeeq Asad, Christian Harper and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of July 13, 2022, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Planned Multi-Use Site located at 7440 Mineral Point Road. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC.

Burow presented the final development of the Cambridge Court shopping area with a proposed new commercial building housing Pizza Hut as the end cap on eastern end with a drive-thru pick-up window. The new building will allow for other retail spaces as needed with a potential drive-thru window on the north end. The plan utilizes the existing curb cuts, and will add potential outdoor dining in front and additional landscaping. Trash and service access is located along the backside of the building. The building materials are all in line with the existing Cambridge Court. The red accent shown is part of Pizza Hut's new branding. Stone work carries around all sides of the building then transitions to composite siding materials to make this one cohesive development.

The Commission discussed the following:

- I sure would like to see the southern face of the building be aligned with where the existing building is now. The pattern of development along Mineral Point Road, having one row of double loaded parking in front of the building has worked for a while. I don't have a problem with the building but I am curious about the siting of it.
- Are the sills intended to be that low on the windows? Does the existing building have floor to ceiling windows?
 - Yes it does have windows that go down to within about one-foot of the sidewalk.
- How high above finished floor?
 - About 8" to 12".
- There are some photographs of the existing storefronts.
- It depends on the programming behind it, I like the building and it may just be tables up against there anyway.
- I fully understand the logic of what you're doing, carrying that pattern through from the east buildings and parking lot, but I want to see the building as close to that corner as you could to hold that urban edge. This area of Mineral Point Road has issues with traffic speed, setting those buildings back further promotes a wide open vehicular-oriented corridor and even higher traffic speeds. I would want to see that building pulled up to where it is today if not further. There's site reworking that would go along with that to see how it functions.
- I totally agree, right now you're setting yourself up for a dangerous situation for folks walking across to the Pizza Hut and the other commercial spaces because now you've created this uninterrupted street. I don't think that's going to be as safe for pedestrian and even the parked cars backing out. You can accomplish what you're doing if you just move the building one lane to the south and slow everybody down.

- Copying the other building is nice and cohesive but you could improve on what's there. The columns are awkwardly positioned, going all the way up or at least to the same degree that the building next door would be more successful.
- The signage area where you have a backdrop for the Pizza Hut and the other tenants in a more natural wood material, it would be nice to bring that material across where you have the white material now. That would bring the tones of the building in alignment rather than having this white stucco material.
- Will you be carving out space for mechanicals on the roof?
 - Those will be fully concealed behind the sloped roofs.
- There is something uneasy about the datum of the stone where it seems to be concentrated at the gable areas. Look at an option to bring the stone at the gable areas all the way up, to make it four sided instead of stratifying it and punching out similar elements all around the building.
- This isn't the first spot on Mineral Point Road where I've scratched my head. This flies in the face of what we'd typically recommend, I concur that anything you can do to get rid of that long unbroken stretch connecting the two properties; that just encourages people to go racing through there. The parking island out in front has the two disabled parking spots, it seems crazy to route pedestrians the way you're showing.
- More can be done in terms of adding greenery. Take into consideration places to increase the landscaping and beds of trees and shrubs.

Action

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