

## **AGENDA # 6.**

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> October 19, 2005
TITLE: 401 North Third Street – PUD(GDP-SIP), New Construction, Convenience Store with Gasoline Sales and Carwash in Urban Design District No. 4.	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: William A. Fruhling, Acting Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: October 19, 2005	<b>ID NUMBER:</b>

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Members present were: Paul Wagner (Chair), Bruce Woods, Lou Host-Jablonski, Lisa Geer, Ald. Noel Radomski, Todd Barnett, Cathleen Feland, Robert March and Michael Barrett.

### **SUMMARY:**

At its meeting of October 19, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) for a convenience store with gasoline sales and carwash at 401 North Third Street, in Urban Design District No. 4. Christopher Thiel, with SAA, reviewed the changes since the initial approval. The under canopy light levels have been reduced, the length of the employee parking stalls has been reduced, and the development has been moved forward 15 feet on the site. He stated that, per discussions with Traffic Engineering and Planning staff, the driveway on Third Street will be located as far from the intersection as possible. He stated that the project does not include a green roof or solar canopy, but they are still exploring the potential.

### **ACTION:**

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) for a convenience store with gasoline sales and carwash at 401 North Third Street, in Urban Design District No. 4. The motion was passed on a vote of (7-1-1) with Host-Jablonski voting no and Barnett abstaining.

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 4, 6, 6, 7, 7 and 7.5, with 3 abstentions from the rating process.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 401 North Third Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	6	8	6	-	7	8	7
	6	5	6	5	-	4	3	4
	6	5	7	5	-	5	6	6
	8	7	8	7	-	7	7	7
	-	5.5	8	-	-	-	4	-
	-	5.5	7	-	-	6	6	6
	7	7	8	7	-	7	8	7.5

**General Comments:**

- Responsive to the UDC comments and reduced the parking considerably, as well as created a good buffer to the residential.
- Not bad for a gas station. But 40' wide driveway is excessive – very pedestrian unfriendly. That is inexcusable.
- Too much paving.
- A PDQ that won't be an eyesore – thanks!