AGENDA#4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION PRESENTED: November 19, 2008

TITLE: 530 & 610 Junction Road – Amended **REFERRED:**

PUD(GDP-SIP), Office/Commercial/Retail Center, Modifications to Signage Package REREFERRED:

and Building Façade. 9th Ald. Dist. (05944) **REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary ADOPTED: POF:

DATED: November 19, 2008 **ID NUMBER:**

Members present were: Bruce Woods; Chair, Mark Smith, Dawn Weber, Ron Luskin, Jay Ferm, Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton and John Harrington.

SUMMARY:

At its meeting of November 19, 2008, 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 was Steve Jamroz, architect for "Hu Hot Mongolian Grill." Jamroz presented modified plans in response to the Commission's review of the project noting the following:

- The main entry has been relocated at the turret feature on the building's façade. The "chopstick treatment" provides for two options where the chopsticks feature no wrap or a wrap up to a height of 10-feet in height.
- Lighting for the chopstick entry treatments will be provided with a recessed "KIM" lighting fixture within the supporting concrete base.
- Walls that feature vision windows that require screening mechanicals will be addressed with either an
 application of white frosted or black film on the windows with removal is use changes adjacent to
 window areas.

Following the presentation the Commission noted the need to provide for transparency where people and seating areas are adjacent to windows, the preference to utilize frosted film to allow for more transparency.

ACTION:

On a motion by Barnett, seconded by Weber, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). With the use of frosted applied film. The Commission noted its appreciation for the use of a turret feature as the main entry to the restaurant.

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, 6, 6, 6.5, 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	-	-	1	1	6.5	-	-	6.5
	-	6	-	-	6	-	6	6
	-	7	-	-	6	8	6	7
	-	-	-	-	7	7	-	7
	6	7	-	-	6	6	6	6
	-	5	-	-	-	-	-	5
	-	-	-	-	-	-	-	7

General Comments:

- Cool sign.
- Good, responsive changes to the entry location that is now supported by appropriately placed "sculptural" chopsticks.