

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** July 18, 2018

TITLE:    209-261 Junction Road – PD Modification      **REFERRED:**  
         and SIP for “Prairie Towne Center.” 9<sup>th</sup>

Ald. Dist. (41566)      **REREFERRED:**

**REPORTED BACK:**

AUTHOR: Janine Glaeser, Secretary

**ADOPTED:**      **POF:**

DATED: July 18, 2018

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Dawn O’Kroley, Lois Braun-Oddo, Tom DeChant, Christian Harper and Amanda Hall.

### **SUMMARY:**

At its meeting of July 18, 2018, the Urban Design Commission **GRANTED FINAL APPROVAL** of PD modifications and an SIP for “Prairie Towne Center” located at 209-261 Junction Road. Registered in support of the project were John Seamon and James Worker, both representing Iconica; Kevin Yeska, representing JSD Professional Services; and Rick Zalatoris, the property owner. Seamon reviewed the last meeting presentation, the building location relative to Junction Road, and the issue of front versus back of the house. The building has been repositioned with the drive aisle and two rows of parking in front. The front of house faces Junction Road, where the rear façade still has some entries and faces the parking lot. They’ve adjusted the scale of patios on either side of the building and addressed façade issues.

Comments and questions from the Commission were as follows:

- Front/back of house issues have been addressed. Make sure that vision glass is used at the window boxes.
- Review your entrance locations. Where is ADA parking?
  - ADA parking in front.
- The project has a front entrance facing Junction Road.
- How will the window boxes with see-through glass be displayed?
  - It will be changing. The tenants will take advantage of that.
- Think of Whole Foods, they had signage graphics in the windows – we don’t want to see that. What is the depth?
  - 18” deep, but cannot see through.
- Big posters are not preferred. Display merchandise or other.
- Thank you for responding to our comments.

**ACTION:**

On a motion by O’Kroley, seconded by DeChant, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0).