

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** June 12, 2019

**TITLE:** 2161 Rimrock Road – Planned Multi-Use Site, New Construction of Two Retail Buildings for Restaurant/Coffee Shop with Outdoor Seating Area and Drive Through Lane. 14<sup>th</sup> Ald. Dist. (55694)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

**DATED:** June 12, 2019

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Cliff Goodhart, Tom DeChant, Rafeeq Asad, Shane Bernau, Christian Harper and Craig Weisensel.

**SUMMARY:**

At its meeting of June 12, 2019, the Urban Design Commission **GRANTED FINAL APPROVAL** for new construction on a Planned Multi-Use Site located at 2161 Rimrock Road. Registered in support of the project were Andy Inman, Josh Wilcox and Dustin Dresen, representing North Central Group. The team was before the UDC a year ago for the hotel project and is now presenting the next phase of development the retail components. The Home 2 Suites hotel will be opening soon and there is a new restaurant coming for one of the retail buildings. They are asking for approval of both new Building A and Building B. The design team reviewed the site plan and building design, walked through the site layout, reviewed the landscape plan, site grading changes and landscaping screening. They further reviewed building elevations for both buildings including massing, screening, heights and materials.

The Commission discussed the following:

- The hotel came out nicely, the beacon is better than expected. The south restaurant building, the kitchen is solid on the south and east sides and will be visible. Is there artwork proposed? Anything else you can do to break up the mass on that corner.
  - I like the artwork idea, the early idea was a flag.
- You don't have a proposed tenant for the north building, but it shows a drive-thru window. Can that be changed, moved to the back side of the building?
  - It's there for queuing. Once we have a tenant we could revisit that.
- How are you treating the long thin line where the site meets the hotel?
  - Right now there are no plantings, it's curb and rock. Can we get anything to live there?
- You need a walkway from the hotel to the restaurant.
  - We could look at adding it through one of the islands.
- Continue access from the hotel, have curb ramps, 1, 2, 3 accessible route. You have some paver areas in peninsulas with trees and bikes. I advocate for more tree canopy.
  - We're currently over bike parked, we'll go through and pull bikes to add greenspace.

- Also a third one on the north building.
  - That could be outdoor seating.
- The Daylilies are overdone, replace those with another perennial. The use of straight species Red Oak along the parking lot will be susceptible to disease, swap for another shade species.
- What is the strategy for shared parking?
  - We did have an overlay easement. There is shared parking access easement across all sites.
- I understand the restaurant on the south side, what other pathways access for other directions?
  - We're working with Alliant Energy Center on connecting the hotel with the rest of the campus.
- Building B has a screened rooftop, but Building A?
  - Building A has it integrated into the building form, we wanted flexibility.

**ACTION:**

On a motion by Goodhart, seconded by DeChant, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided for the following:

- Revise the landscaping plan to provide landscaping along the eastern edge of the parking lot adjoining the hotel parking lot.
- Revise the planting plan to reduce the reliance on daylilies and swap the red oaks for other heartier shade tree species.
- Work with staff to increase the tree canopy on the site.
- Improve pedestrian circulation to and through the site between Rimrock Road and the hotel, including providing a walkway to connect the hotel to the restaurant.