

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 14, 2021

TITLE: 333 S. Westfield Road - Planned Multi-Use
Site. 9th Ald. Dist. (64301)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: April 14, 2021

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Rafeeq Asad, Jessica Klehr, Shane Bernau, Tom DeChant, Lois Braun-Oddo, Christian Harper and Russell Knudson.

SUMMARY:

At its meeting of April 14, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Multi-Use Site located at 333 S. Westfield Road.

Registered and speaking in support were Brad Koning, representing Sketchworks Architecture; and Steve Doran. The proposal involves the demolition of the existing bank building to construct a 6,500 square foot multi-tenant retail center anchored by Old National Bank and restaurant tenant(s). The west end cap elevation has been raised for a possible two-story interior space with a future tenant. They do not control any of the other properties that surround this site (UW, Culver's). The proposed site plan is similar to the existing, maintaining the drive-thru around the building. There is a desire for a pick-up window only on the west end for pre-ordering; this pushed the entrance off Westfield Road further to the north, allowing cars to stack three deep or continue to the bank drive-thru. Soft ambient lighting is proposed around the building and drive-thru, at the patio area on the south and highlighting the building. The landscaping plan places street trees along Mineral Point Road and low bushes to buffer the drive-thru. The existing parking lot to the north will be planted with island trees. Building materials include two colors of Nichiha panels, floor to ceiling glass storefronts with awning overhangs with clerestory feature at the corner, brick along the base up through the center tenant and spandrel glass to accentuate the height of the building.

The Commission discussed the following:

- Could the ladder be moved to access through the mezzanine? I would recommend moving it inside the building.
 - It's an option for a future tenant, it would also access into that tenant space for any maintenance.
- Nice presentation, appreciate the detail. The outdoor dining experience, being that close to the drive, is there a way to potentially get some vertical greenery there? The east elevation was really cut off inside of the drive-thru, is the brick wrapping all the way around there holding up the canopy?
 - Yes the end of the drive-thru canopy would be brick with the cedar wood panel.
- Where do you expect the main electrical disconnect and meters to reside?

- We're working with MG&E, right now it does come in from the west. We're looking at options, it may be adjacent to that ladder that could potentially get relocated.
- Final plans should definitely indicate that, and whether the box is painted or screened.
- The proposal will take down a couple of really nice mature trees in the front for the patio and lower planted bed area. Is that really necessary? That's one of the most striking things of driving along here.
- They're pretty close to the building. The Honey Locust is a really tough tree but at that proximity it's a roll of the dice. It is a shame, the way those trees anchor the corner of the building.
- Would the landscape plan benefit from another tree in that spot to grow and flourish in the next few decades?
- Definitely, especially with the patio being on that side. It's noteworthy that they are including those five trees. It'll take some time to actually get some shade on the patio.
- I'm not terribly familiar with the mock orange shrub species in one of the landscape islands. I do think they become pretty large so I don't know that's the right place for those.
- That Mock Orange, there are some dwarf varieties, they do turn into a taller unkempt type of shrub. I concur with the sense of loss of those big trees. Given the proximity to the current building I don't see any way to save those. They have a substantial amount of new trees that will get to a substantial size. Immediately adjacent to the patio area you have four Anabelle Hydrangeas, which are usually happiest when they get morning sun and afternoon shade. They can take full sun but in that location with full southern exposure it may be too hot for them. Panicle Hydrangea, Little Lime would work better in that space.
- How many drive lanes is the bank going to use? The canopy could be smaller if one lane is a bypass lane.
 - There are three lanes, two for the bank and one for bypass.
- Does it need a canopy over it? The structure could be on that island with a bit of a cantilever. There's a weird opening in the canopy end.
 - Yes we could look at potentially shortening that canopy. The island would need to grow, which may pinch the drive-thru lane. We like the idea that it bookended across the whole drive lane for protection. The opening was a design element that mimicked some of the other elements from an opening standpoint.
- I don't know if it really translates as a nod to the front of that building. It feels very heavy, it could be a lighter feeling.
- The pick-up window, that's intriguing how COVID is affecting architecture. The eyebrow over it and on the south side, consider extending those out to call attention to the window a bit more. On the south side it's great there's a patio out there, the eyebrows could provide shade.
 - We didn't want to call too much attention to that window but I do see your point. They're up pretty high so I don't know how much shade they would provide on the patio. We could look at measures for wind attenuation.
 - The tenant on that end will want some patios which will help with the sun. We could run some vines through that fence to help soften the patio experience, and help with the wind. In terms of landscaping, all of those comments are easy for us to incorporate, agree with not having the ladder on the west side of the building. Do struggle with having ladders interior as a maintenance problem with different vendors coming different times of day, would prefer it on the outside of the building. That eliminates penetrations through the roof of the building. Propose moving it to the east side of the building past the drive-thru lanes so it's not really visible. We could work with Janine on the canopy. The eyebrows is a great idea, especially over the pick-up window; but on the tenant space facing Mineral Point Road they will block sunlight into the space.

ACTION:

On a motion by Braun-Oddo, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion provided for the following:

- Changes to the landscape plan as recommended by swapping out the Mock Orange shrubs and Anabelle Hydrangeas.
- Relocation of the ladder.
- Canopy reduction across the three lanes.
- Look at enlarging the eyebrows enough to make more of a statement or design element.
- Try to get electrical off of Mineral Point Road. Wherever it's located is intentional, the main switches are positioned and designed within the overall elevation.