

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 18, 2012

TITLE: 733 South Gammon Road – Demolition and New Construction of a Retail/Commercial Building in UDD No. 2. 1st Ald. Dist. (24586)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 18, 2012

ID NUMBER:

Members present were: Richard Wagner, Marsha Rummel, Todd Barnett, Dawn O’Kroley, Richard Slayton, Melissa Huggins, John Harrington, and Henry Lufler.

SUMMARY:

At its meeting of January 18, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a demolition and new construction located at 733 South Gammon Road. Appearing on behalf of the project was John Bieno, representing TJK Design Build. The modified plans feature a flat roof system to off-set the overhang and put windows at the corner. The awnings have been simplified by putting sunscreens on the windows. The drive-thru has been lowered so it is even with the parapet. Landscaping along the street has been increased. Functionally and directionally the lot stays the same. Comments and questions from the Commission were as follows:

- Instead of changing the horizontal because the symmetry is nice, did you look at one material for the corner piece?
 - I did but we chose to go this direction. It’s not something we’re opposed to if the Commission feels strongly about it.
 - What would happen if the sidewalk is pushed; it seems like you’d have fewer cars at this node.
 - As you come in there will be fewer cars backed up here and that is a more natural location with the traffic slowing down.
- I think it would be better for safety reasons.
- Thanks for the changes to the building design. I would take this asymmetry and pull it to the windows. Look at the hierarchy of fascia.
 - Did you look at shared parking? I don’t know how I could support this much parking. Staff noted previous conditions relevant to parking and pavement issues associated with initial approval of the project as follows: “The motion required that the applicant look at shared parking, parking at a 1 stall for 300 square foot ratio or reduce initially and bank stalls and revisit in 3 to 4 years or significant porous pavement and on-side drainage...”
 - We could come back and ask for additional parking based on tenants.
 - Is it feasible to put a small raised crosswalk at the drive-up drive aisle crossing?

ACTION:



On a motion by Harrington, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Slayton abstaining. The motion required the following:

- Banking of stalls to maintain parking levels not to exceed 1 stall per 300 square feet or the option of maintaining the northeasterly bay of 8 stalls in open space until additional parking demand could be demonstrated with staff approval.
- Provide a raised pedestrian walkway crossing the drive-up drive aisle at Gammon Road.
- The window patterns shall reflect the tower window pattern and eliminate roll lock masonry course above windows.
- Increase the landscaping around the stacked drive-up queuing drive aisle.
- Option to go with a flat block rather than split face.
- Scale down or vary canopy fascia height.
- Signage details are to return for formal approval.
- The building material color or texture needs to be consistent on vertical corners adjacent to the leftmost and center tenant space entries.

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 6, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 733 South Gammon Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	6	-	-	5	6	6
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	6

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 23, 2012

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 733 South Gammon Road

Present Zoning District: C3L

Proposed Use: Demolish vacant bank and construct new multi-tenant retail building.

Plan Commission Review: 28.12 (12) Demolition of a principal building requires Plan Commission approval.
28.09 (3)(d)9. Drive-up/in establishments are a Conditional Use.
28.04 (23)(b) Major alteration to a Planned Commercial Site must be reviewed by P.C.
28.09 (3)(d)24. New construction of buildings on a large commercial site is a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS:

1. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide 3 bike parking stalls in a safe and convenient location on an impervious surface near the building to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Provide detail of bike rack to be installed.
2. Parking lot plans with greater than twenty (20) stalls shall comply with City of Madison General Ordinances Section 28.04 (12). Landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. All plant materials in islands shall be protected from vehicles by concrete curbs.
3. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.

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4. Sec 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
5. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one (1) accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 48" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
6. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
7. Lighting is required and shall be in accordance with City of Madison General Ordinances Section 10.085. Provide a lighting photometric plan, including cut sheets for fixture, with the final plan submittal.

C3L ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	36,714 sq. ft.
Lot width	50'	Adequate
Front yard	0'	Adequate
Side yards	0'	Adequate
Rear yard	10'	57' +-
Floor area ratio	3.0	Less than 1.0

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Site Design	Required	Proposed
Number parking stalls	18 (1 per 300 sq. ft.)	26 (2)
Accessible stalls	2	2 (5)
Loading	1 – 10'x35'	1
Number bike parking stalls	3	4 (1)
Landscaping	Yes	Yes (2)
Lighting	Yes	Yes

Other Critical Zoning Items	
Urban Design	Yes (UDD #2)
Flood plain	No
Utility easements	Yes
Well head protection	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project does comply with all of the above requirements.