



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, May 25, 2011

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 8 -
Marsha A. Rummel; Mark M. Smith; Dawn O. O'Kroley; Todd R. Barnett;
Melissa R. Huggins; Richard L. Slayton; R. Richard Wagner and Jay W.
Handy

Excused: 2 -
John A. Harrington and Henry S. Lufler, Jr.

Smith arrived at 4:40 p.m. during the Secretary's Report.

APPROVAL OF MINUTES

A motion was made by Rummel, seconded by Huggins, to Approve the Minutes of May 11, 2011. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

SECRETARY'S REPORT/AGENDA OVERVIEW

The Special Meetings of June 29, July 27 and August 24, 2011 were canceled by unanimous consent.

DISCLOSURES AND RECUSALS

Huggins noted previous work on the Chandler Street Heating Plant but not the present version. Wagner is a member of Burgher Book Club with Att. William White.

UNFINISHED BUSINESS

1. [21363](#) 2800 Block East Washington Avenue - New Construction, McDonald's Restaurant in a "Planned Commercial Site" in UDD No. 5. 15th Ald. Dist.

A motion was made by O'Kroley, seconded by Smith, to Grant Final Approval. The motion passed by voice vote/other.

The motion passed with the following conditions:

- Proposed lighting shall be reviewed and approved by staff.
- All signage shall be reviewed and approved by staff including the Zoning Administrator; if variances are required, should return for approval.
- Recommend integration of the monument signage more strongly into the architecture; think about how the whole space can have a more modern feel with the signage.
- Continue to study the queuing line/traffic patterns.
- Look at putting in planters to create a space for people to be in rather than just the sidewalk, and study how that would connect to the walk and the library.
- No loading shall occur on the Hermina Street side of the building.

2. [16323](#) 117 North Charter Street - PUD(GDP-SIP) for Charter Street Heating Plant Upgrades. 8th Ald. Dist.

A motion was made by Huggins, seconded by Smith, to Grant Final Approval. The motion passed by voice vote/other.

The motion provided for the following conditions:

- The applicant has the option to reexamine the elevation in regards to the previous submittal that was approved.
- Increasing the trees along the bike path.
- Lower ground cover in the openings along the bike path.
- Additional tree islands added to the parking lot.

3. [21522](#) 1702 Hoffman Street - Madison College "Protective Services Education Building." 17th Ald. Dist.

A motion was made by O'Kroley, seconded by Slayton, to Grant Final Approval. The motion passed by voice vote/other.

The motion noted to enhance the walk connection to the south sidewalk and attempt to reduce pavement by eliminating the extra portion of the looped drive, if possible.

4. [18499](#) 434-454 West Johnson Street - PUD(GDP-SIP), Ten-Story Hotel with First Floor Commercial Space and Elevated Parking. 4th Ald. Dist.

A motion was made by Huggins, seconded by Barnett, to Grant Final Approval. The motion passed by voice vote/other.

The motion provided for the following:

- **Encourage the applicant and their neighbor to work together to resolve the traffic flow along the cross-easement. If allowed by the City they could install a right turn only at that location.**
- **Option for the blade sign to come back to staff if the applicant wants to change it.**
- **Add the control joints on the facade; vertical lines that breakup the EFIS.**

5. [21680](#) 4716 Verona Road - Modified PUD(GDP-SIP), "U-Haul" Rental/Storage/Warehouse, Pylon Signs and Wall Signage. 10th Ald. Dist.

A motion was made by Rummel, seconded by O'Kroley, to Grant Initial Approval. The motion passed by voice vote/other.

The motion provided for the following:

- **The location and design of the exterior storage units are not part of the initial approval and require further attention to address Planning staff and Commission comments.**
- **Review of the signage package and relative issues with the Zoning Administrator against the standards of the Sign Control Ordinance.**
- **Work with the neighborhood on the landscaping along the bike path to address security issues as well as improvement to the property with the plantings.**

6. [21945](#) 1001 University Avenue - PUD(SIP), St. Francis Episcopal Student Center Redevelopment - Relocation of the St. Francis House and Construction of a Twelve-Story, 90-Unit Residential Building. 8th Ald. Dist.

A motion was made by O'Kroley, seconded by Slayton, to Grant Initial Approval. The motion passed by the following vote:

Excused: 2 -
Harrington and Lufler, Jr.

Ayes: 4 -
Rummel; O'Kroley; Huggins and Slayton

Noes: 3 -
Smith; Barnett and Handy

Non Voting: 1 -
Wagner

The motion noted that this body is expressing its concerns about retaining the religious corridor and how the massing of the building can support that, allowing some flexibility in the change of massing but deferring to the Plan Commission's opinion on maintenance of the religious corridor. The motion further noted support for modern architecture here but don't know the level of compromise for the religious building and where to find that balance to address the concerns with the maintenance of the religious corridor.

A previous motion was made by Smith, seconded by Rummel, to grant initial approval. The motion was replaced with the substitute motion. The motion provided for the following:

- The applicant maintains the current setbacks for the building mass on Conklin Place.
- Maximum of 10-stories on North Brooks Street and a maximum of 6-stories out to University Avenue.

A motion was made by Handy, seconded by Barnett, to refer. Discussion revolved around what additional information was necessary beyond that already provided for the Commission to make the decision. The motion failed on a vote of (4-3) with Rummel, O'Kroley, Slayton and Huggins voting no.

NEW BUSINESS

7. [22566](#) 3502 Monroe Street - PUD(SIP). 10th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

8. [22565](#) 1101 South Park Street - PUD(GDP-SIP). 13th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

BUSINESS BY MEMBERS

None.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 10:55 p.m.