



City of Madison

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

Wednesday, December 19, 2012

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 -

Marsha A. Rummel; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Melissa R. Huggins; R. Richard Wagner and Thomas A. DeChant

Excused: 2 -

Dawn O. O'Kroley and Henry S. Lufler, Jr.

APPROVAL OF MINUTES

A motion was made by Rummel, seconded by Slayton, to Approve the Minutes of November 28 and December 5, 2012. The motion passed by voice vote/other.

It was noted that Item No. 6 on the December 5, 2012 Minutes should state that the Plan Commission was asked to consider the demolition issues.

PUBLIC COMMENT

DISCLOSURES AND RECUSALS

Slayton recused himself on Item No. 4.

SECRETARY'S REPORT/AGENDA OVERVIEW

SPECIAL ITEMS

1. [28398](#) CHARTER Creating Section 31.04(6) of the Madison General Ordinances to declare the City's intent not to be governed by Wis. Stat. § 86.19 with respect to certain signs that project from a building into the highway right-of-way.

A motion was made by Huggins, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

2. [28399](#) Amending Sections 31.071 to modify the Canopy Sign ordinance, amending Sections 31.07(1), 31.09(1)(a) and 31.075(2), and creating Section 31.06(6) of the Madison General Ordinances to add a reference to a Charter Ordinance to each of those sections.

The motion noted approval of the attached Draft Substitute Ordinance.

A motion was made by Huggins, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

PUBLIC HEARING ITEMS

3. [28624](#) 1033 High Street - PUD-GDP to PUD-SIP for a Four-Story, Sixty-Two Unit Apartment Building. 13th Ald. Dist.

This project was previously addressed as 1012 Fish Hatchery Road (Legistar #16318)

The motion strongly encouraged the neighborhood to work with the Alder to petition that the on-street parking be handled so the tenants do not have access to on-street parking permits. The Commission noted their concern for the parking issue and a strong stormwater management plan, as well as address architectural and landscape comments.

UNFINISHED BUSINESS

4. [27552](#) 2202 South Park Street - New Access Community Health Services Clinic at the Village on Park in UDD No. 7. 14th Ald. Dist.

The motion noted that shade trees as depicted in the master plan are shown and maintained; make sure the floor level is consistent with Park Street; study eliminating steps at Park Street for accessibility.

5. [28346](#) 1127 North Sherman Avenue (Sherman & Aberg) - New Construction for the Food Enterprise & Economic Development (FEED) Kitchens Project in a Conditional Use Planned Commercial Site, "Northgate" Shopping Center. 12th Ald. Dist.

*This project was previously located at 2102 Pankratz Street, Legistar File #24243, and 1113 North Sherman Avenue.

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

6. [28565](#) 750 University Row - PUD-SIP, Sign Package for UW Health - Digestive Health Center. 19th Ald. Dist.

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

- 7. [23443](#) 1129 South Park Street - Construction of a New Gas Station/Convenience Store in Urban Design District No. 7. 13th Ald. Dist.

A motion was made by DeChant, seconded by Rummel, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

- 8. [27553](#) 145 Iota Court and 619 & 625 Henry Street - PUD(SIP), Deconstruction of Three Buildings for a New 8-Story Student-Oriented Apartment Building and the Addition of 2-Stories to an Existing Building (Cliff Dwellers) at 140 Iota Court. 2nd Ald. Dist.

A motion was made by Goodhart for **INITIAL APPROVAL** with the condition that the height be restudied on the southeast corner with elimination of the 8th floor and reexamination of materials on the top stories of the building. Rummel asked for referral. Slayton remarked that initial approval is site layout and massing. The Chair stated that the approval with specific suggestions could be done; it might be best to refer since the question of the brick seems to be unresolved. Huggins seconded. The motion failed on a vote of (2-5) with Goodhart, Huggins voting yes; Rummel, O’Kroley, Slayton, Harrington and DeChant voting no.

A motion was made by O’Kroley, seconded by Rummel, to REJECT. The motion passed by the following vote:

Ayes: 4 -
Marsha A. Rummel; Dawn O. O’Kroley; Richard L. Slayton and Thomas A. DeChant

Noes: 3 -
Cliff Goodhart; John A. Harrington and Melissa R. Huggins

Excused: 1 -
Henry S. Lufler, Jr.

Non Voting: 1 -
R. Richard Wagner

The motion further stated that the Commission could not make a finding that the Planned Unit Development District approval criteria in Section 28.07(6)(f). Madison General Ordinances was met, in addition the Exterior and Interior Criteria for Planned Unit Development Districts in Downtown Design Zones was not appropriately addressed for waiver of the bulk standards.

NEW BUSINESS

- 9. [28617](#) 304 West Washington Avenue - Demolition and New Construction in the UMX District for an Addition to an Existing Office Building. 4th Ald. Dist.

The Urban Design Commission Received an Informational Presentation.

10. [28620](#) 415 West Johnson Street, 226 North Broom Street, 424 West Dayton Street - Rezone from DR-2 District to UMX District (New Zoning Code) for the Redevelopment of Three Existing Properties into a Residential Project of Approximately 320 Units. 4th Ald. Dist.

The Urban Design Commission Received an Informational Presentation.

ADJOURNMENT

The meeting was Adjourned at 7:42 p.m. by unanimous consent.