



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved URBAN DESIGN COMMISSION

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Wednesday, November 7, 2012

4:30 PM

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

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### CALL TO ORDER / ROLL CALL

Rummel arrived at 4:42 p.m. after Approval of the Minutes. Huggins was excused at 6:15 p.m.

**Present:** 8 -

Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Melissa R. Huggins; Henry S. Lufler, Jr.; R. Richard Wagner and Thomas A. DeChant

**Excused:** 1 -

Marsha A. Rummel

### APPROVAL OF MINUTES

A motion was made by DeChant, seconded by Slayton, to Approve the Minutes of October 17, 2012. The motion passed by voice vote/other.

### ROLL CALL

**Present:** 9 -

Marsha A. Rummel; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Melissa R. Huggins; Henry S. Lufler, Jr.; R. Richard Wagner and Thomas A. DeChant

### PUBLIC COMMENT

### DISCLOSURES AND RECUSALS

Slayton recused himself on Item Nos. 5 and 15.

### SECRETARY'S REPORT/AGENDA OVERVIEW

### SPECIAL ITEM OF BUSINESS

1. [28088](#) Report of the Facade Improvement Grant Staff Team - 825 East Johnson Street, The Dog Haus University. 2nd Ald. Dist.

A motion was made by Huggins, seconded by O'Kroley, to Approve. The motion passed by voice vote/other. This item was approved as a consent item.

**PUBLIC HEARING ITEMS**

- 2. [27995](#) 676 (H) Whitney Square - Wall Signage Exceptions in UDD No. 3. 19th Ald. Dist.

A motion was made by Huggins, seconded by O'Kroley, to Grant Final Approval. The motion passed by voice vote/other. This item was approved as a consent item.

- 3. [28038](#) 2402 South Park Street - Exterior Remodeling in UDD No. 7, McDonald's. 14th Ald. Dist.

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

The motion provided for staff approval of the finalized landscape plan and architectural package. Because of the uniqueness of the lot and its long-term use and history, the design criteria is being adjusted or waived as it affects this project relevant to the provisions of UDD No. 7.

- 4. [28039](#) 4502 East Washington Avenue - Exterior Remodeling in UDD No. 5, McDonald's Restaurant. 17th Ald. Dist.

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

**UNFINISHED BUSINESS**

- 5. [16320](#) 801 South Park Street - Signage Package, New PUD(GDP-SIP), Mixed-Use Development (Erin Square) in UDD No. 7. 13th Ald. Dist.

A motion was made by Harrington, seconded by DeChant, to Grant Final Approval. The motion passed by the following vote:

**Ayes:** 8 -  
Marsha A. Rummel; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Melissa R. Huggins; Henry S. Lufler, Jr.; R. Richard Wagner and Thomas A. DeChant

**Recused:** 1 -  
Richard L. Slayton

- 6. [04195](#) Block 51 @ 309 West Washington Avenue (Capitol West) - PUD(GDP-SIP), Signage Package. 4th Ald. Dist.

A motion was made by Huggins, seconded by O’Kroley, to Grant Final Approval. The motion passed by voice vote/other. This item was approved as a consent item.

- 7. [21945](#) 1001 University Avenue - Signage Package, PUD(SIP), St. Francis Episcopal Student Center Redevelopment - Relocation of the St. Francis House and Construction of a Eight-Story, 80-Unit Residential Building. 8th Ald. Dist.

A motion was made by Huggins, seconded by O’Kroley, to Grant Final Approval. The motion passed by voice vote/other. This item was approved as a consent item.

- 8. [22567](#) 2628 Arbor Drive - Amended PUD(SIP), Multi-Family Residential Building. 10th Ald. Dist.

A motion was made by Lufler, Jr., seconded by DeChant, to Grant Initial Approval. The motion passed by the following vote:

Ayes: 7 -  
Cliff Goodhart; John A. Harrington; Richard L. Slayton; Henry S. Lufler, Jr.; R. Richard Wagner; Marsha A. Rummel and Thomas A. DeChant

Noes: 2 -  
Dawn O. O’Kroley and Melissa R. Huggins

The motion provided for the following:

- Return the roof to its original design.
- Study the corner treatment.
- Look at how the roofline turns the corner at Knickerbocker.

- 9. [28193](#) 202, 210 North Bassett Street and 512, 520 West Dayton Street - PUD-SIP for a 75-Unit Apartment Building. 4th Ald. Dist.

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

**ROLL CALL**

Present: 8 -  
Marsha A. Rummel; Dawn O. O’Kroley; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Henry S. Lufler, Jr.; R. Richard Wagner and Thomas A. DeChant

Excused: 1 -  
Melissa R. Huggins

- 10. [27839](#) 313 & 315 North Frances Street - PUD(SIP), Deconstruction of Two

Residential Buildings and Construction of a New 12-Story Student Housing Building with First Floor Commercial Space. 4th Ald. Dist.

**A motion was made by Rummel, seconded by Harrington, to Refer to the URBAN DESIGN COMMISSION,. The motion passed by the following vote:**

**Ayes:** 5 -  
John A. Harrington; R. Richard Wagner; Thomas A. DeChant; Marsha A. Rummel and Dawn O. O'Kroley

**Noes:** 3 -  
Cliff Goodhart; Richard L. Slayton and Henry S. Lufler, Jr.

**Excused:** 1 -  
Melissa R. Huggins

**The referral motion provided for address of the Exterior and Interior Design Criteria as it applies to Downtown Design Zone 2.**

- 11. [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 Slayton, seconded by Goodhart, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.**

- 12. [27835](#) 5925 Sharpsburg Drive - PUD(SIP) - One-Story Retail Component of "Grandview Commons." 3rd Ald. Dist.

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

- 13. [17627](#) 6002 Cottage Grove Road - Amended PUD(GDP-SIP), Grandview Commons Grocery Store. 3rd 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 provided for the following:**

- There shall be continuing jurisdiction relative to noise impacts as part of the Plan Commission's jurisdiction with detailed plans and maps relative to acoustics provided for review.
- The developer shall develop a preservation plan for the trees within the grove, particularly #1, 2 and 3, 4 if possible, to be approved by staff in consultation with Commissioners Slayton and Harrington, in addition to coordinating a discussion between the City, the Library Board and the applicant on the tree preservation issues, on-site parking for the future library development with a recommendation to take out the sidewalk with the project

as currently proposed until the Urban Design Commission, Plan Commission and Common Council have approved the contingencies.

- Address of all architectural issues relative to the extension of the canopy element or alternative design features on the northwestern corner off the front elevation such as a tower element and the extension of the canopy elements at the southwest corner and central entry feature below the "PHARMACY" graphic to create a colonnade effect from the main entry to Cottage Grove Road, in addition to more variation in the roofline per Tim Parks' comments, the lowering of signage on the top band, and the reexamination of the monotone brick for more variation on the Cottage Grove Road corner.
- In reviewing the standards the design meets the Big Box Ordinance standards with the modifications proposed.

### NEW BUSINESS

14. [28185](#) 25 West Main Street - Exterior Remodeling in the C4 District, AnchorBank. 4th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

15. [27552](#) 2202 South Park Street - New Access Community Health Services Clinic at the Village on Park in UDD No. 7. 14th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

16. [28183](#) 5225 University Avenue - Deconstruction and New Construction of a Retail Building in UDD No. 6. 19th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

### PUBLIC HEARING ITEM

17. [27550](#) 448 South Park Street - PUD(GDP-SIP) Six-Story Mixed-Use Building Including Retail and Residential in UDD No. 7. 13th Ald. Dist.

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

### BUSINESS BY MEMBERS

### ADJOURNMENT

The meeting was Adjourned at 10:38 p.m. by unanimous consent.