



City of Madison

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

Wednesday, September 19, 2012

4:30 PM

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

CALL TO ORDER / ROLL CALL

Harrington arrived at 5:36 p.m. during consideration of Item No. 4. Huggins was excused at 5:36 p.m. before Item No. 6.

Present: 7 -

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

Excused: 2 -

Marsha A. Rummel and John A. Harrington

APPROVAL OF MINUTES

A motion was made by Slayton, seconded by DeChant, to Approve the Minutes of September 5, 2012. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

Goodhart and Huggins recused themselves on Item No. 5.

UNFINISHED BUSINESS

1. [27675](#) 1912 Atwood Avenue - PUD(SIP), Exterior Facade Modifications and Repairs to an Existing Mixed-Use Development. 6th Ald. Dist.

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

2. [25508](#) 502 South Park Street - PUD, New Construction (The Ideal) in UDD No. 7, Mixed-Use Development. 13th Ald. Dist.

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

The motion provided for staff approval of address of landscape comments as noted and the following:

- Aluminum storefront windows with casement operation and applied muntins require redesign to achieve the industrial character or feel.
- Refine the ground floor recesses of the tenant entry door on Park Street (study setback of the entire window opening within the bay or detail the storefront system corner). Integrate the landscaping and floor plan at the setback area of the corner entry to create an indoor/outdoor connection at the corner.
- The Park Street façade articulation as three bays requires definition beyond a control joint between masonry piers of the same material and plane; it should read as three separate pieces. The recessed bay adds interest, however, the coining is then applied without relationship to the asymmetrical composition.
- The Park Street corner masonry balcony column requires modification in material/termination/connection to the building; study how to terminate the column.
- Revise the wood grain texture to smooth on the residential portion of the building as well.

3. [27271](#) 6350 Town Center Drive - PUD(GDP-SIP), City of Madison Fire Station 13. 3rd Ald. Dist.

A motion was made by Lufler, Jr., seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other. This item was approved as a consent item.

ROLL CALL

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

4. [27412](#) 306 West Main Street - PUD(GDP-SIP) - 11-Story Apartment Building. 4th Ald. Dist.

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

The motion for initial approval noted the need to resolve issues with the building's architecture, materials and detailing as noted in the discussion on this item, along with the landscape comments.

- 5. [26346](#) 309 West Johnson Street - PUD(GDP-SIP), Mixed-Use Building, Housing/Retail/Commercial/Fire Department Spaces. 4th Ald. Dist.

A motion was made by O’Kroley, seconded by Lufler, Jr., to Grant Final Approval. The motion passed by the following vote:

- Ayes:** 5 -
Dawn O. O’Kroley; John A. Harrington; Richard L. Slayton; Henry S. Lufler, Jr. and Thomas A. DeChant
- Recused:** 2 -
Cliff Goodhart and Melissa R. Huggins
- Excused:** 1 -
Marsha A. Rummel
- Non Voting:** 1 -
R. Richard Wagner

The motion found that the massing is appropriate to the adjacent context. The motion provided for initial/final approval of the project with a finding that the building’s mass was appropriate to the adjacent context with the provisions for Downtown Design Zones addressed, with a waiver of the setback as it applies to this project. The motion required resolution of the ground plane issue on the lower Johnson Street façade with plantings, as well as address of landscape comments relating to the storefront bays on the building, green roofs along with approval of the temporary construction signage package to be finalized with staff approvals.

ROLL CALL

- Present:** 7 -
Dawn O. O’Kroley; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Henry S. Lufler, Jr.; R. Richard Wagner and Thomas A. DeChant
- Excused:** 2 -
Marsha A. Rummel and Melissa R. Huggins

NEW BUSINESS

- 6. [27244](#) 125 North Bedford Street - PUD(GDP-SIP), Demolition and New Construction for a 4-Story, 8-Unit Residential Apartment Building. 4th Ald. Dist.

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

- Ayes:** 5 -
Dawn O. O’Kroley; Cliff Goodhart; Richard L. Slayton; Henry S. Lufler, Jr. and Thomas A. DeChant
- Noes:** 1 -
John A. Harrington

Excused: 2 -
Marsha A. Rummel and Melissa R. Huggins

Non Voting: 1 -
R. Richard Wagner

The motion provided for approval of the building of this mass and scale with four-stories, with materials changes and modifications to both building types provided with revised plans to be presented back to the neighborhood and that the Plan Commission decide on land use base issues that effect this project before any further consideration by the Urban Design Commission.

- 7. [27667](#) 7315 West Towne Way (Mall Ring Road) - Planned Commercial Site, Multi-Tenant Retail/Commercial Development. 9th Ald. Dist.

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

The motion required address of the landscape comments to be approved by staff.

- 8. [27669](#) 4800 & 4950 Voges Road - New Construction in UDD No. 1 - Galleon Run Business Center/Multi-Building & Tenant Office/Warehouse Development. 16th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

BUSINESS BY MEMBERS

None.

ADJOURNMENT

The meeting was Adjourned at 9:42 p.m. by unanimous consent.