



City of Madison

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

Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, May 16, 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; Dawn O. O'Kroley; Todd R. Barnett; Richard L. Slayton; Melissa R. Huggins; R. Richard Wagner and Thomas A. DeChant

Excused: 2 -

John A. Harrington and Henry S. Lufler, Jr.

Harrington arrived at 4:49 p.m. during discussion on Item No. 4. Rummel was excused at 6:10 p.m. during Item No. 7. Huggins was excused at 6:23 p.m. during Item No. 8. Harrington was excused at 7:15 p.m. during Item No. 8.

APPROVAL OF MINUTES

A motion was made by Huggins, seconded by Rummel, to Approve the Minutes of May 2, 2012. The motion passed by voice vote/other.

PUBLIC COMMENT

DISCLOSURES AND RECUSALS

Wagner recused himself on Item No. 5. Slayton recused himself on Item No. 4. Huggins recused herself on Item No. 8.

SECRETARY'S REPORT/AGENDA OVERVIEW

- Review of potential consent items (Nos. 1, 2 and 3).
- Agenda overview

SPECIAL ITEM OF BUSINESS

1. [26316](#) 437 State Street - Report of the Facade Grant Staff Team. 4th Ald. Dist.

A motion was made by Barnett, seconded by Rummel, to Accepted the Report of the Facade Grant Staff Team. The motion passed by voice vote/other.

The motion provided that the storefront openings be studied and modified per the comments, to return to staff for approval.

UNFINISHED BUSINESS

2. [25786](#) 3900 East Washington Avenue - Public Building, Madison Water Utility Well No. 15, Volatile Organic Compounds (VOC) Removal. 17th Ald. Dist.

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

3. [24053](#) 5739/5751 Tokay Boulevard - Exceptions for Wall Signage on a Previously Approved Project in UDD No. 3, "Don Miller Body Shop." 19th Ald. Dist.

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

4. [16320](#) 801 South Park Street - New PUD(GDP-SIP), Mixed-Use Development (Erin Square) in UDD No. 7. 13th Ald. Dist.

Revised Application for Mixed-Use, Two-Story Building with Drive-Up Window.

A motion was made by Barnett, seconded by Rummel, to Grant Initial Approval. The motion passed by the following vote:

Ayes: 6 -

Marsha A. Rummel; Vacancy; Dawn O. O'Kroley; Todd R. Barnett; Melissa R. Huggins and Thomas A. DeChant

Recused: 1 -

Richard L. Slayton

Excused: 2 -

John A. Harrington and Henry S. Lufler, Jr.

Non Voting: 1 -

R. Richard Wagner

The motion provided initial approval for the site, massing and materials with address of the following:

- **Site, massing, materials, with the architectural features and landscaping discussed to return.**
- **Try to find another way to address the integration of the balconies with the awnings.**
- **Window pattern and sizes on the base story.**
- **Eliminate the shed roof at the entry.**
- **Reset the stack bond element.**
- **Reexamine materials and details for the balconies.**

5. [20458](#) 723 State Street - PUD(GDP-SIP), St. Paul's University Catholic Center. 8th Ald. Dist.

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

Ayes: 5 -

Marsha A. Rummel; Vacancy; Dawn O. O'Kroley; Richard L. Slayton and Melissa R. Huggins

Abstentions: 1 -

Thomas A. DeChant

Recused: 1 -
R. Richard Wagner

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

Non Voting: 1 -
Todd R. Barnett

The motion provided initial approval for the site, massing and materials with address of the following:

The motion provided for the following:

- Masonry returns will be a minimum of 4” to face of aluminum storefront system. Typically, returns will be more substantial than 4.”
- The depth of the horizontal banding at the spring points of the arches returning back to the plane of the window system will terminate at a solid wall.
- Brick will be a rusticated face, not wire cut as included in the mock up panel.
- Joints will be located in the precast similar to a traditional spacing of stone.
- Natural stone will be used at the pedestrian level and at accent banding, particularly at the mural.
- No spandrel glass will be used.
- The area of glass will be increased behind the sanctuary to increase natural daylight to the chapel.
- The balcony seating will be recessed away from the windows to allow full height glass and increase natural daylight to the chapel.
- The applicant shall study increasing the footprint of the double height space at the entry to avoid interior circulation adjacent to pavers of an inaccessible roof terrace at the same floor level, or consider making the roof terrace above the vestibule accessible.
- Due to the historic reference in the construction details, the applicant shall review construction details upon their development with City Urban Design Commission Staff and Landmarks Commission Staff to ensure appropriateness.

NEW BUSINESS

6. [26347](#) 3 South Pinckney Street - Modifications to an Existing Outdoor Eating Area in the C4 District. 4th Ald. Dist.

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

The motion provided that details be submitted for architectural and structural constructability issues, noting that the location of this proposed installation is appropriate due to its setback from the street, as well as its invigoration to the area. The applicant shall also submit a more detailed site plan, elevational drawings and cross-sections that clearly show the varying heights of the individual awnings, methods of attachment and mounting as it relates to the US Bank/Tenney Plaza buildings. Any alterations to the existing ground sign for Tenney Plaza beyond necessary variances may be approved by staff, including the location of a “cow” sculpture within the plaza area.

*Due to a computer hard drive failure relative to recording o the meeting;

reports 7 and 8 are brief summaries of their review by the Urban Design Commission.

7. [26345](#) 700 South Park Street - PUD(SIP), Alteration to an Approved Signage Plan for St. Mary's Hospital in UDD No. 7. 13th Ald. Dist.

A previous motion by Huggins, seconded by O'Kroley to grant final approval was replaced with the Substitute Motion by Barnett, seconded by Harrington on a vote of (4-2).

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

Ayes: 5 -

Vacancy; Todd R. Barnett; Richard L. Slayton; Marsha A. Rummel and Thomas A. DeChant

Noes: 2 -

Dawn O. O'Kroley and Melissa R. Huggins

Excused: 2 -

John A. Harrington and Henry S. Lufler, Jr.

Non Voting: 1 -

R. Richard Wagner

The substitute motion replaced a previous motion for approval on a vote of (4-2) with Barnett, Harrington, Slayton and DeChant voting yes; and Huggins and O'Kroley voting no. An original motion for final approval by Huggins, seconded by O'Kroley was replaced by the substitute motion.

ROLL CALL

Present: 7 -

Dawn O. O'Kroley; Todd R. Barnett; John A. Harrington; Richard L. Slayton; Melissa R. Huggins; R. Richard Wagner and Thomas A. DeChant

Excused: 2 -

Marsha A. Rummel and Henry S. Lufler, Jr.

8. [26346](#) 309 West Johnson Street - PUD(GDP-SIP), Mixed-Use Building, Housing/Retail/Commercial/Fire Department Spaces. 4th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

ROLL CALL

Present: 5 -

Dawn O. O'Kroley; Todd R. Barnett; Richard L. Slayton; R. Richard Wagner and Thomas A. DeChant

Excused: 4 -

Marsha A. Rummel; John A. Harrington; Melissa R. Huggins and Henry S. Lufler, Jr.

BUSINESS BY MEMBERS

- Cancellation of the special meeting of May 23, 2012 by unanimous consent.
- Materials discussion tentatively scheduled for a special meeting date of June 27, 2012.

- Potential UDC tour of previously approved projects tentatively scheduled for the special meeting date of September 12, 2012.
- Cancellation of the special meeting dates for July 18 and August 15, 2012.

ADJOURNMENT

The meeting was Adjourned at 7:25 p.m. by unanimous consent.