



# City of Madison

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

## Meeting Minutes - Approved URBAN DESIGN COMMISSION

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Wednesday, December 5, 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

**Present:** 7 -

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

**Excused:** 2 -

John A. Harrington and Thomas A. DeChant

### PUBLIC COMMENT

### DISCLOSURES AND RECUSALS

### SECRETARY'S REPORT/AGENDA OVERVIEW

### SPECIAL ITEM OF BUSINESS

### ROLL CALL

**Present:** 8 -

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

**Excused:** 1 -

Thomas A. DeChant

1. [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 Huggins, seconded by Goodhart, to Grant Final Approval. The motion passed by voice vote/other.**

**The Commission made a finding that this project meets the standards to qualify for bonus stories based on "exceptional design" and a waiver of bulk requirements and sufficient consistency with the "Exterior and Interior Design Criteria for Planned Unit Development Districts in Downtown Design Zones" on the project as designed. The motion also provided for the City Parks Division**

to consider bump-outs for tree planting.

2. [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 Goodhart, seconded by Huggins, to Grant Final Approval. The motion passed by voice vote/other.**

**The motion provided for the use of smooth fiber cement panel with strong encouragement for the use of metal when possible, especially in the key spot as corner treatment with the use of aluminum frame awning or hopper/windows.**

### UNFINISHED BUSINESS

3. [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 Huggins, seconded by Rummel, to Grant Initial Approval. The motion passed by voice vote/other.**

**The motion provided for the applicant to provide the elevations of all four sides, provide context both external and internal to the site, details of the approved master plan and architectural details for an understanding of how it will work together, and the actual building materials.**

### 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

4. [28183](#) 5225 University Avenue - Deconstruction and New Construction of a Retail Building in UDD No. 6. 19th Ald. Dist.

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

**Ayes:** 7 -

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

**Noes:** 2 -

John A. Harrington and Richard L. Slayton

**The motion provided for the following:**

- **Come back with a better signage package.**
- **Redo your landscape plan to address comments.**
- **Work with Traffic Engineering to make sure that that is a safe exit and people can actually cross University Avenue.**

5.     [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 Slayton, seconded by Lufler, Jr., to Grant Final Approval. The motion passed by voice vote/other.**

**The motion required further study on the need for brackets at the parapet, or pull brackets back to support point of overhang with staff approval of the final details.**

6.     [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 Harrington, seconded by Huggins, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.**

**The motion provided for the Plan Commission to consider the demolition issues.**

7.     [27549](#)             5302 Tancho Drive & 5101 American Parkway - PUD(GDP-SIP) for up to 273 Multi-Family Residential Units in 7 Buildings and a Clubhouse. 17th Ald. Dist.

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

**The motion provided for further study of the site layout and architectural comments.**

**BUSINESS BY MEMBERS**

None.

**ADJOURNMENT**

The meeting was Adjourned at 7:30 p.m.