



# City of Madison

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

## Meeting Minutes - Approved URBAN DESIGN COMMISSION

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Wednesday, June 24, 2015

4:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

**Present:** 6 - Sheri Carter; Cliff Goodhart; Richard L. Slayton; Melissa R. Huggins;  
Thomas A. DeChant and R. Richard Wagner

**Excused:** 2 - Dawn O. O'Kroy and John A. Harrington

### APPROVAL OF MINUTES

A motion was made by Goodhart, seconded by DeChant, to Approve the Minutes of June 3, 2015 (Bus Tour) and June 10, 2015. The motion passed by voice vote/other.

### PUBLIC COMMENT

None.

### DISCLOSURES AND RECUSALS

Wagner recused himself on Item No. 4.

### SECRETARY'S REPORT/AGENDA OVERVIEW

### PUBLIC HEARING ITEMS

1. [37706](#) 4210 East Washington Avenue - New Development in UDD No. 5, "Chick-fil-A." 17th Ald. Dist.

The motion passed with the finding that the UDD No. 5 provisions had been met The motion provides that the applicant screen the transformer equipment and adjust the landscape plan according to comments, both of which can return to staff for administrative approval .

**A motion was made by Huggins, seconded by Goodhart, to Grant Final Approval. The motion passed by voice vote/other.**
2. [38071](#) 665 East Washington Avenue - Temporary Parking Lot in UDD No. 8. 6th Ald. Dist.

**A motion was made by Slayton, seconded by DeChant, to Refer to the URBAN DESIGN COMMISSION meeting of July 15, 2015. The motion passed by voice vote/other.**

**UNFINISHED BUSINESS**

3. [36901](#) 510 University Avenue - New 12+ Story Mixed-Use Project, "The Hub at Madison II" with 348 Apartment Units, Approximately 8,740 Square Feet of Retail and 2,992 Square Feet of Flex Space. 4th Ald. Dist.

The motion was passed on a vote of (4-1) with Huggins, Slayton, Carter and Goodhart voting yes; and DeChant voting no. The motion provided for keeping the building as was originally designed with initial approval as contained with Option A.

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

**Ayes:** 4 - Sheri Carter; Cliff Goodhart; Richard L. Slayton and Melissa R. Huggins

**Noes:** 1 - Thomas A. DeChant

**Excused:** 2 - Dawn O. O'Kroley and John A. Harrington

**Non Voting:** 1 - R. Richard Wagner

4. [38227](#) 109 South Fair Oaks Avenue (formerly 3244 Atwood Avenue) - PD(GDP-SIP), Adaptive Restoration and Reuse of the Historic Garver Feed Mill to Primarily Function as a Food Production Facility. 6th Ald. Dist.

The motion provided for the following:

- The applicant shall return to the Urban Design Commission with a Phase 2 SIP that details the windows, all infill elements (solid or glass), detailed elevations, rooftop mechanical screening, as well as everything listed in the staff report, including lighting.
- More details on the micro-lodges in terms of layout, patterning, and selection of prototypes as noted in the Planning staff report and discussion.

**A motion was made by Goodhart, seconded by Carter, to Grant Final Approval.  
The motion passed by the following vote:**

**Ayes:** 5 - Cliff Goodhart; Richard L. Slayton; Melissa R. Huggins; Thomas A. DeChant and Sheri Carter

**Recused:** 1 - R. Richard Wagner

**Excused:** 2 - Dawn O. O'Kroley and John A. Harrington

**NEW BUSINESS**

5. [38977](#) 2524 Winnebago Street - One 5-Story, Mixed-Use Structure with a Mix of Retail Spaces, Residential Units and Common Spaces and a 28,000 Square Foot Grocery Store in UDD No. 5. 6th Ald. Dist.

**The Urban Design Commission Received an Informational Presentation**

6. [38898](#) 202 & 215 South Pinckney Street - Judge Doyle Square/Exact Sciences Headquarters. 4th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

**BUSINESS BY MEMBERS**

- Joint PC/UDC meeting on Wednesday, July 1, 2015 at 5:30 p.m. at Goodman Center.
- Thoughts on context and how we define it. How do we expect the applicants to come up with enough information about context? As an example, on Park Street, the flat iron corner, the architect gave us context for the surrounding area but a flat iron context is really a whole City's buildings. If we were thinking we would have asked them to show us how flat iron is done in this City and how their design for that corner matches the best designs in the City.
- What can designers do to make things go just a bit further?
- Melissa Huggins officially stepped down as an Urban Design Commission member. Her work load has increased significantly and she seems to be representing more people who come in front of this Commission. Regardless of the policies in place for disclosures and recusals it is compromising this Commission in the public eye.

**ADJOURNMENT**

The meeting was Adjourned at 8:05 p.m. by unanimous consent.