



City of Madison

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

Wednesday, December 19, 2007

4:15 PM

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

CALL TO ORDER / ROLL CALL

Barnett arrived at 4:38 p.m. after approval of the minutes and referral of Item #9.

Present: 5 -

Marsha A. Rummel; Richard L. Slayton; R. Richard Wagner; Jay B. Ferm
and Lou W. Host-Jablonski

Absent: 1 -

Todd R. Barnett

Excused: 3 -

Bruce F. Woods; John A. Harrington and Bonnie A. Cosgrove

APPROVAL OF MINUTES

A motion was made by Wagner, seconded by Slayton, to Approve the Minutes of December 5, 2007. The motion passed by the following vote:

Absent: 1 -

Todd R. Barnett

Excused: 3 -

Bruce F. Woods; John A. Harrington and Bonnie A. Cosgrove

Ayes: 4 -

Marsha A. Rummel; Richard L. Slayton; R. Richard Wagner and Lou W.
Host-Jablonski

Abstentions: 1 -

Jay B. Ferm

A motion was made by Wagner, seconded by Ferm, to Approve the Minutes of December 12, 2007. The motion passed by the following vote:

Absent: 1 -

Todd R. Barnett

Excused: 3 -

John A. Harrington; Bonnie A. Cosgrove and Bruce F. Woods

Ayes: 4 -

R. Richard Wagner; Jay B. Ferm; Lou W. Host-Jablonski and Marsha A.
Rummel

Abstentions: 1 -

Richard L. Slayton

ANNOUNCEMENTS

Agenda overview.

Since Item #9 was being referred by the applicant it was taken up first.

9. [08458](#) 1920 South Park Street - Demolition and New Construction, "Taco Bell" Restaurant in UDD No. 7. 13th Ald. Dist.

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

Absent: 1 -

Todd R. Barnett

Excused: 3 -

Bruce F. Woods; John A. Harrington and Bonnie A. Cosgrove

Ayes: 5 -

Richard L. Slayton; R. Richard Wagner; Jay B. Ferm; Lou W. Host-Jablonski and Marsha A. Rummel

PUBLIC HEARING ITEMS

ROLL CALL

Present: 5 -

Marsha A. Rummel; Todd R. Barnett; Richard L. Slayton; Jay B. Ferm and Lou W. Host-Jablonski

Excused: 4 -

Bruce F. Woods; John A. Harrington; Bonnie A. Cosgrove and R. Richard Wagner

1. [07849](#) 3801 East Washington Avenue - Renovation and New Construction in Urban Design District No. 5, Grocery Store. 17th Ald. Dist.

The motion required address of the following:

- Applaud the use of the existing building, new entry with transom window, high space to provide for daylight. But a little letdown about the loss of the liveliness of the architecture of the existing building's front façade, a previous project.
- Enliven front façade with more windows and/or landscaping, provide more windows on bank tenant's façade. Encourage applicant to work with tenant (bank) for more windows.
- Issue with drive-up conflicting with pedestrian walkway at front of building, the pharmacy drive-up and grocery pick-up.
- Examine potential for down lighting on the Mendota Street elevation.
- Like grocery pick-up removed from main entry to store but problem with 2-way traffic will have with signage issues. Less concern with the remoteness from the main entry.
- Need fixture cut sheets for final approval.
- The "Columnar" Ginko should be "standard" Ginko with one tree, a tree island

when utilized.

- Examine the potential to put trees along the southeasterly property line behind the building to provide more shade.
- Shrubs and ground cover and planting beds should be durable. The use of perennials and the deciduous shrubs a concern with winter texture and cutting/maintenance in the fall.
- Like additional sidewalk in parking lot to main entry, share concern with sidewalk, pharmacy drop-off and grocery pick-up conflicts. Need to provide a blow-up of area for further consideration.
- Look at another concept on how pedestrian pharmacy drop-off and grocery drive-up can be accommodated. Reexamine the level of parking which exceeds the Zoning Code level, if some parking stalls could be eliminated; area could be used to benefit drop-off issue or provide additional on-site rain garden or bio-retention amenities.
- Reexamine traffic movement and circulation to the pharmacy drive-up for the site as a whole in addition to issues and conflicts with pedestrian movement and grocery pick-up.
- Provide a close-up view of the pharmacy drive-thru with a more comprehensive look to a final solution for pedestrian walking/pharmacy drive-up and grocery pick-up.
- Provide lighting fixture cut sheets in addition to a full photometric with further consideration of the project.
- Modify the landscape plan in regards to the use of Ginko trees.
- Look at front elevation again to add more windows.
- Look at brickwork; maybe different colored base and top with a provision on the rear elevation of a return of brick from the adjacent elevations at four-foot minimum.
- Relook at lane directions relationship to drive-up.
- Address concern with the extent of outdoor display needs to be defined including any details of front façade display at the walk.
- Signage is to return for formal consideration.

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

2. [02514](#) 1518 North Stoughton Road, Display Area Addition to an Existing Automobile Dealership in Urban Design District No. 5. 17th Ald. Dist.

The motion for final approval required:

- The incorporation of a masonry block band on the west and south elevations equivalent to the banding provided on the north elevation.
- Additional landscaping shall be provided along the addition in form of a minimum 5 deciduous columnar trees such as "Carpinus betulus fastigiata".

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

ROLL CALL

Present: 6 -

Marsha A. Rummel; Todd R. Barnett; Richard L. Slayton; R. Richard Wagner; Jay B. Ferm and Lou W. Host-Jablonski

Excused: 3 -

Bruce F. Woods; John A. Harrington and Bonnie A. Cosgrove

UNFINISHED BUSINESS

3. [07750](#) 4710 East Broadway - Ground Sign Variance in Urban Design District No. 1. 11th Ald. Dist.
The motion required staff approval of the landscape plan with plantings to be installed at the base of the ground sign.

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

Excused: 3 -

Bruce F. Woods; John A. Harrington and Bonnie A. Cosgrove

Ayes: 5 -

Marsha A. Rummel; Todd R. Barnett; Richard L. Slayton; Jay B. Ferm and Lou W. Host-Jablonski

Abstentions: 1 -

R. Richard Wagner

4. [06302](#) 119, 123 & 125 North Butler Street and 120 & 124 North Hancock Street - PUD(GDP) for a New 38-Unit Apartment Building with the Retention of Two Existing 2-Unit Buildings. 2nd Ald. Dist.

The motion for initial approval required address of the following:

- Adjustments to the landscape plan is noted.
- A provision of a driveway step platform before sidewalk where the level area is to be a minimum of 20 feet in length.

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

Excused: 3 -

Bruce F. Woods; John A. Harrington and Bonnie A. Cosgrove

Ayes: 5 -

Todd R. Barnett; Richard L. Slayton; R. Richard Wagner; Jay B. Ferm and Lou W. Host-Jablonski

Noes: 1 -

Marsha A. Rummel

5. [07629](#) 520 East Johnson Street - PUD(GDP-SIP), Relocated Three-Unit Building. 2nd Ald. Dist.

The motion for initial approval required the development of a landscape plan for the relocated building site with further consideration of the project.

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

6. [08182](#) 615, 639 and 653 Pleasant View Road - Revised PUD-(GDP-SIP), 116-Units. 9th Ald. Dist.

The motion for final approval required the following:

- Locate the fence enclosure around the pool so that one-third of the green lawn area is included within its perimeter on three sides. Relative to the green space within the fence enclosure, landscaping shall be provided around the fence to soften.
- The landscape plan shall be modified to introduce more herbaceous and native plant materials to offset the proposed use of barberry spireas and potentillas. The landscape plan shall also be modified to reduce by 50% the use of crab trees in favor of more native trees. All landscape plan changes shall be submitted to staff for approval.
- Private parking at back of the garage entrance should be relocated to be more conveniently used; next to sidewalk areas.

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

NEW BUSINESS

7. [08331](#) 1212 Sayle Street - Demolition and New Construction in UDD No. 1, City of Madison Traffic Engineering Warehouse Building. 13th Ald. Dist.

The Urban Design Commission Received an Informational Presentation.

8. [08441](#) 1601-1739 Thierer Road - Modification to Previously Approved Uniform Sign Package and Minor Facade Alteration. 17th Ald. Dist.

The motion required the following:

- Modify the canopies to reflect the above stated comments. Provide details for lighting of any of the canopy elements.
- Provide an overall signage plan consistent with the comprehensive sign plan details.
- Consider relocation of signage to relate to the entry ways for each individual store front.

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

ADJOURNMENT

A motion was made by Ferm, seconded by Wagner, to Adjourn at 8:58 p.m. The motion passed by voice vote/other.