



# City of Madison

## Meeting Minutes - Approved

### URBAN DESIGN COMMISSION

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

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Wednesday, November 21, 2007

4:15 PM

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

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#### CALL TO ORDER / ROLL CALL

Ferm arrived at 4:31 after approval of the minutes. Barnett arrived at 4:40 during consideration of Agenda Item No. 1.

Agenda Item No. 6 was taken out of order at the request of the applicant, therefore Agenda Item No. 7 was taken up before Item 6. Woods left prior to Agenda Item No. 6, but was present for Agenda Item No. 7.

Present: 9 -

Marsha A. Rummel; Lou W. Host-Jablonski; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton; John A. Harrington; Bonnie A. Cosgrove; R. Richard Wagner and Jay B. Ferm

**APPROVAL OF MINUTES for the meetings of November 7 and November 14, 2007 (to be handed out prior to the meeting)**

A motion was made by Slayton, seconded by Harrington, to Approve the Minutes. The motion passed by voice vote/other.

#### BUSINESS BY MEMBERS

- Request for presentation on the "Natural Step Program" by Rummel.
- Review of agenda.

#### PUBLIC HEARING ITEM

1. [07750](#) 4710 East Broadway - Ground Sign Variance in Urban Design District No. 1. 11th Ald. Dist.

A motion was made by Ferm, seconded by Rummel, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

#### UNFINISHED BUSINESS

2. [08008](#) 707 South Mills Street - St. Mary's Hospital, PUD-SIP, Modifications/Clarifications to Signage Package. 13th Ald. Dist.

The motion provided approval of the signage package, the signage package as presented with the exception of primary pylon P-5 which shall be modified to address the above stated comments and return for further consideration by the Commission.

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

3. [04090](#)

702 North Midvale Boulevard - Hilldale Redevelopment SIP #3- Amended PUD(SIP) for the Relocation of a Proposed Hotel in Urban Design District No. 6. 11th Ald. Dist.

The motion for final approval required modifications to the burgundy rail wall element of the upper terrace adjacent to the stair tower to increase the view line from the plaza and provide a strong architectural connection between the stair and upper plaza with adjustments to the railing design as noted to be modified to better match the railing treatment on the remainder of the upper plaza deck façade.

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

4. [08182](#)

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

The motion to refer required resolution of the two-way/one-way/fountain vehicular circulation issue, the provision of pedestrian connectivity from Pleasant View to the front of the center building, as well as enhanced pedestrian connectivity from the buildings to the pool area, provision of more details on the canopy and turn around geometry control movement with quality of curbing narrow on drive lane, a relook at building architecture; use of vinyl siding, roof rakes and other architectural treatments, resolve of landscape issues, identify clearly bike parking, in addition to looking at the bedroom to overall parking ratio in regards to the elimination of potential surface parking to add more landscaping eliminating approximately 4-6 parking stalls.

**A motion was made by Barnett, seconded by Harrington, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.**

5. [07908](#)

301-321 North Hamilton Street, 318-324 East Johnson Street, 308-310 North Hancock Street - PUD-GDP for a 4-Story, Sixty-Seven Unit Residential Building. 2nd Ald. Dist.

The motion required that the applicant address all architectural issues with submission of the future SIP and confirmation of neighborhood support, as noted within the Commission's comments.

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

**Ayes:** 8 -

Lou W. Host-Jablonski; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton; John A. Harrington; Bonnie A. Cosgrove; R. Richard Wagner and Jay B. Ferm

**Noes:** 1 -

Marsha A. Rummel

**NEW BUSINESS**

7.     [08185](#)     5101 Unity Way, Lot 1, Liberty Place, Planned Residential Development (P.R.D.), Eleven Duplex Structures. 16th Ald. Dist.

**The Urban Design Commission Received an Informational Presentation****ROLL CALL****Present:** 8 -

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

**Excused:** 1 -

Bruce F. Woods

6.     [07295](#)     1022 West Johnson Street - Demolish Two Houses for PUD(GDP-SIP) for a 14-Story, 163-Unit Apartment Building. 8th Ald. Dist.

The motion for initial approval required address of the following:

- Replace the location of moped bike parking on Conklin Place with landscaping in conjunction with the residents in the adjacent Student Center Foundation across Conklin Place to off-set impacts, including the proposed use for moped parking and give student residents a better view.
- Reexamine the location of bike parking on the plaza deck adjacent to Mills Street.
- The architectural treatment of corner tower to better address site/building interior and exterior circulation, including alternative plant species and details in regards to the use of ginko, “no mow” or ground cover in terrace planting areas and dwarf bush honeysuckle.
- Study integration of vertical treatment along the Mills Street other elevations including the utility/mechanical penthouse.
- If the two existing buildings cannot be moved or relocated, the project is moot (project cannot proceed).

**A motion was made by Barnett, seconded by Harrington, to Grant Initial Approval.**

**The motion passed by the following vote:**

**Ayes:** 5 -

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

**Noes:** 3 -

Bonnie A. Cosgrove; R. Richard Wagner and Marsha A. Rummel

**Abstentions:** 1 -

Bruce F. Woods

**ADJOURNMENT**

The meeting was adjourned at 10:02 p.m.