



# City of Madison

## Meeting Minutes - Amended

### URBAN DESIGN COMMISSION

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

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Wednesday, September 19, 2007

4:15 PM

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

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#### ROLL CALL

*Lou Host-Jablonski arrived at 4:30 p.m. during announcements.*

**Present:** Marsha A. Rummel, Lou W. Host-Jablonski, Paul W. Wagner, Todd R. Barnett, Bruce F. Woods, Richard L. Slayton and Jay B. Ferm

#### ANNOUNCEMENTS

- Preliminary Urban Design Commission 2008 meeting schedule
- Discussion on potential change in meeting time from 4:15 p.m. to 4:30 p.m.
- Appointments of John A. Harrington, Design Professional, Bonnie A. Cosgrove (citizen member) and R. Richard Wagner, citizen member.
- Resignation of Paul Wagner as Chair, effective 11/1/07
- Scheduling of Chair election at meeting of 10/3/07

#### APPROVAL OF MINUTES for the meeting of September 5, 2007

A motion was made by Woods, seconded by Ferm, to Approve the Minutes.  
The motion passed by acclamation.

#### PUBLIC HEARING

- 1. [07388](#)** 5606 Medical Circle - Wall Sign Variance in Urban Design District No. 3. 19th Ald. Dist.

*The motion required address of the footlamberts requirements for Urban Design District No. 3, along with the provision of a dimmer for the LED light source for the signage if necessary.*

**A motion was made by Woods, seconded by Barnett, to Received an Informational Presentation. The motion passed by acclamation.**
- 2. [07525](#)** 2180 West Beltline Highway - Comprehensive Design Review, Ground Sign. 14th Ald. Dist.

*The motion required that the sign could not change more than the current standard of not more frequent than a two-minute interval. If the standards are changed to be more restrictive, such as a proposed frequency interval of not more than once per hour; the changeable copy must adhere to this requirement. The approval for the changeable copy sign is only for the use of Meriter Home Health, where any change of occupancy will require its discontinuance. Relevant to the accessory wall signage, it shall be placed beneath the main wall graphic except for the "business center" portion. It was recommended that the applicant consider no pricing with the utilization of the changeable copy ground sign.*

**A motion was made by Slayton, seconded by Woods, to Grant Final Approval. The motion passed by acclamation.**

**UNFINISHED BUSINESS ITEMS**

3. [07299](#) 4809 Freese Lane - Planned Residential Development (PRD) for 9, Two-Unit Condominium Buildings. 16th Ald. Dist.  
*The motion required the following:*
- *At minimum extend porches on the two rear center buildings with steps down to grade with the plans conceptually allowing for others at the discretion of the individual unit owner; where possible considering yard and setback requirements.*
  - *The landscape plan shall be modified as noted in regards to crabapple trees for larger deciduous trees with plantings within the infiltration area identified. In addition, look at the grading plan for safety issues, as well as coordinate the details of the landscape and grading plans to be consistent and provide a maintenance/preservation plan for infiltration and wetland buffer areas with provisions to control potential clear cutting by tenants.*
- A motion was made by Host-Jablonski, seconded by Rummel, to Grant Final Approval. The motion passed by acclamation.**
4. [04007](#) 5901 Odana Road - Comprehensive Design Review and Variances for a Signage Package for an Auto Dealership in Urban Design District No. 3. 19th Ald. Dist.  
**A motion was made by Rummel, seconded by Barnett, to Grant Final Approval. The motion passed by the following vote:**
- Aye:** Rummel, Host-Jablonski, Wagner, Barnett, Woods and Slayton
- Abstain:** Ferm
5. [04090](#) 702 North Midvale Boulevard - Hilldale Redevelopment SIP #3- Amended PUD(SIP) for the Relocation of a Previously Approved Hotel in Urban Design District No. 6. 11th Ald. Dist.  
**A motion was made to Received an Informational Presentation. The motion passed by acclamation.**
6. [06636](#) 3051 East Washington Avenue - Demolition and New Construction of a Restaurant in UDD No. 5. 15th Ald. Dist.  
*The motion required that the applicant meet with staff to attempt to refine the site design and layout to minimize asphalt and provide more greenspace in consultation with Slayton.*  
**A motion was made by Slayton, seconded by Woods, to Grant Final Approval. The motion passed by the following vote:**
- Aye:** Host-Jablonski, Wagner, Woods, Slayton and Ferm
- No:** Rummel and Barnett
7. [07173](#) 5817 Halley Way at Grandview Commons - PUD-SIP, for 61 Condominiums in Two Buildings. 3rd Ald. Dist.

*landscape plan, the use of modular pavers at the base of the grand stair, in addition to flexibility with the use of fiber cement as a canopy treatment, as well as the transition between the siding and fixed windows above the main entries with the suggestion of the use of a steel channel to act as a transition between the siding and the upper windows at the entry, as well as on the canopy structure.*

**A motion was made by Barnett, seconded by Slayton, to Grant Final Approval. The motion passed by acclamation.**

8. [07310](#) 719 Jupiter Drive at Grandview Commons, PUD-SIP for an Assisted Living Facility. 3rd Ald. Dist.
- The motion required that the architect resolve the issues with multiple forms versus materials and coloration on the building elevations, especially taking care with the utilization of fiber cement trim. The Commission noted its previous comments relevant to the array of detailing materials and architectural elements on each of the building's elevations requiring simplification, need for scale and coherency.*
- A motion was made by Host-Jablonski, seconded by Woods, to Refer to the URBAN DESIGN COMMISSION. The motion passed by acclamation.**
9. [07295](#) 1022 West Johnson Street - Demolish Two Houses for PUD(GDP-SIP) for a 14-Story, 165-Unit Apartment Building. 8th Ald. Dist.
- A motion was made to Received an Informational Presentation. The motion passed by acclamation.**

## **NEW BUSINESS ITEMS**

10. [07527](#) 420/440 Henry Mall - Public Building, Biochemistry II. 8th Ald. Dist.
- A motion was made to Received an Informational Presentation. The motion passed by acclamation.**

## **ADJOURNMENT**

**A motion was made by Host-Jablonski, seconded by Woods, at 9:38 p.m. The motion passed by acclamation.**