



City of Madison

Meeting Minutes - Final

URBAN DESIGN COMMISSION

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

Wednesday, March 8, 2006

4:15 PM

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

ROLL CALL

Present: Ald. Noel T. Radomski, Lou W. Host-Jablonski, Paul W. Wagner, Todd R. Barnett, Lisa J. Geer, Robert H. March and Michael D. Barrett

Excused: Bruce F. Woods, Cathleen M. Feland and Jack P. Williams

Michael Barrett left the meeting during Items 5 - 11.

APPROVAL OF MINUTES & REPORTS - Meeting of February 22, 2006

The minutes and reports for the meeting of March 8, 2006 will be made available at the meeting of April 19, 2006.

ANNOUNCEMENTS

- Texas Roadhouse issues and Plan Commission appeal
- Wagner update on Plan Commission activities

PUBLIC HEARING ITEM

- 1. [02884](#)** 4801 Tradewinds Parkway - New Construction in Urban Design District No. 1, Multi-Tenant Office/Production Facility. 16th Ald. Dist.

The motion provided that the applicant shall modify the surface parking area along both street frontages to provide for tree islands at an interval of 12-15 stalls, in addition to tightening up the main access drive along the east and south sides of the site, coordinate berm details on both the site grading and landscape plan, and to incorporate a green strip along the rear of the building in the truck staging/loading area. The revised plans shall be reviewed and approved by staff.

A motion was made by Barrett, seconded by Ald. Radomski, to Grant Final Approval. The motion passed by the following vote:

Excused: Woods, Feland and Williams

Aye: Radomski, Wagner, Barnett, Geer, March and Barrett

Abstain: Host-Jablonski
- 2. [03005](#)** 702 North Midvale Boulevard, PUD-SIP - Restaurant. 11th Ald. Dist.

The motion required that the applicant study the glazing pattern and scale of the retail portion of the building, including steel channel sizes and location to resolve issues with the fireplace awning as noted within the report.

A motion was made by Barrett, seconded by Barnett, to Grant Initial Approval. The motion passed by acclamation.

UNFINISHED BUSINESS

3. [02921](#) 474-478 Commerce Drive - Alteration to a Previously Approved Signage Package for a PUD(GDP-SIP), "Cortland Commons". 9th Ald. Dist.
A motion was made by Barrett, seconded by March, to Grant Final Approval. The motion passed by the following vote:
- Excused:** Woods, Feland and Williams
- Aye:** Radomski, Host-Jablonski, Barnett, Geer, March and Barrett
- Abstain:** Wagner
4. [02372](#) 8102 Watts Road - PUD-GDP, Two Hotel Developments 9th Ald. Dist.
A motion was made by March, seconded by Ald. Radomski, to Grant Initial Approval. The motion passed by the following vote:
- Excused:** Woods, Feland and Williams
- Aye:** Radomski, Host-Jablonski, Wagner, Geer and March
- No:** Barnett and Barrett
5. [02989](#) 72 West Towne Mall, Granite City Restaurant - Planned Commercial Site. 9th Ald. Dist.
The motion required address of the following:
- *Provide a revised parking lot/landscape plan that replaces currently striped end aisle islands with curbed tree islands incorporating landscaping as required by the Zoning Code, and demonstrate that existing landscape tree islands meet current code requirements within the area between the face of the brewpub and enclosed receiving area and the "straightened" outer ring access road as detailed on the landscape plan to be approved by staff.*
 - *Provide additional tree islands within the single loaded bay of surface parking stalls along the west side of the realigned outer ring road at an interval of every twelve stalls.*
 - *Provide an enhancement on the south elevation's corner tower element's upper façade by providing a "GC" sign logo within the inset panel, more architectural detailing or green wall systems incorporating plantings to break up the façade.*
 - *The Commission noted that the small cast concrete logos on each side of the entry door were architectural features of the building.*
- A motion was made by Geer, seconded by March, to Grant Final Approval. The motion passed by acclamation.**
6. [02896](#) 202 State Street - Exterior Remodeling and Fourth-Story Addition to a Retail/Commercial Building in C4 District. 4th Ald. Dist.
The motion required that a deep silled window be added on a currently blank facet of the stair tower façade, in addition to consideration for replacement of the ATM on the face of the area just below the glass enclosed elevator.
- A motion was made by Host-Jablonski, seconded by March, to Grant Initial Approval. The motion passed by acclamation.**

7. [03104](#) 8420 Mineral Point Road & 117 Junction Road - PUD(GDP-SIP)/Planned Commercial Site, Bank/Offices. 9th Ald. Dist.
Referred at applicant's request
- A motion was made to Refer to the URBAN DESIGN COMMISSION. The motion passed by acclamation.**
8. [02890](#) 2801 University Avenue - Demolition and New Construction of a Gas Station in Urban Design District No. 6. 11th Ald. Dist.
The motion required that the parapet of the proposed building be pulled down to allow the gas island canopy to float over the building.
- A motion was made by March, seconded by Host-Jablonski, to Grant Final Approval. The motion passed by acclamation.**
9. [02902](#) 4841 Annamark Drive - Planned Commercial Site, Restaurant, Texas Roadhouse. 17th Ald. Dist.
- A motion was made by Geer, seconded by Ald. Radomski, to Grant Final Approval. The motion passed by the following vote:**
- Excused:** Woods, Feland, Barrett and Williams
- Aye:** Radomski, Wagner, Geer and March
- No:** Host-Jablonski and Barnett
10. [02778](#) 4302 East Washington Avenue - Demolition and New Construction, Starbucks with drive-up window in Urban Design District No. 5. 17th Ald. Dist.
The motion required that the applicant examine using dark glass in the windows on the west elevation or smaller windows pushed to the left side of the elevation or use patterning in the brick to provide relief or recesses. The modified west elevation shall be submitted to staff for final approval.
- A motion was made by Barnett, seconded by March, to Grant Final Approval. The motion passed by acclamation.**

NEW BUSINESS

11. [03106](#) 1135 Erin Street - PUD(GDP-SIP) for 40-Unit Cohousing Project. 13th Ald. Dist.
- Received an Informational Presentation**
12. [03107](#) 428 North Livingston Street - PUD(GDP-SIP), Demolition of a 6-Unit Residential Building to Construct a 5-Unit Condominium. 2nd Ald. Dist.
- A motion was made by March, seconded by Barnett, to Refer to the URBAN DESIGN COMMISSION. The motion passed by the following vote:**
- Excused:** Woods, Feland and Williams
- Aye:** Radomski, Host-Jablonski, Barnett and March

No: Geer and Barrett

Abstain: Wagner

13. [02999](#) 1501 Monroe Street - PUD(GDP-SIP) for a Mixed-Use Project with 51 Units.
13th Ald. Dist.

Received an Informational Presentation

SECRETARY'S REPORT

None.

DISCUSSION BY MEMBERS

None.

ADJOURNMENT

The meeting adjourned at 9:33 p.m.