



City of Madison

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

Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, May 21, 2008

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 6 -

Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton;
John A. Harrington and Bonnie A. Cosgrove

Excused: 3 -

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

APPROVAL OF MINUTES

A motion was made by Rummel, seconded by Barnett to Approve the Minutes for the meeting of April 23, 2008. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

ANNOUNCEMENTS

Agenda overview

PUBLIC HEARING ITEMS

1. [04800](#) 702 North Midvale Boulevard - Amended PUD(GDP-SIP), Hotel/Office/Retail Buildings in UDD No. 6. 11th Ald. Dist.

The motion for final approval required address of the following:

- The parapet for both retail buildings shall be detailed on the backsides the same as proposed with the front side elevations.
- Provide latitude for the differentiation of pavement, color palettes at the various plaza levels.
- Provide an option for a colored stone roof pattern for the southerly retail building with all rooftop mechanicals to be appropriately screened, along with the introduction of windows at the stair corners on the hotel's corner

courtyard entry elevation.

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

2. [02778](#) 4302 East Washington Avenue - Remodel Existing One-Story Commercial Building in Urban Design District No. 5. 17th Ald. Dist.

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

3. [10250](#) 2702 East Washington Avenue - New Construction of a Gas Station/Convenience Store in Urban Design District No. 5. 15th Ald. Dist.

The motion provided latitude for a south facing awning to be approved by staff and includes extension of a metal cap across the balance of the façade of the corner elements at the control joint to be approved by staff.

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

4. [09860](#) 3001 South Stoughton Road - New Construction for a Commercial Building in Urban Design District No. 1. 16th Ald. Dist.

The motion for referral required address of the previously stated concerns within the report of April 9, 2008 relevant to reduction of pervious pavement especially the rear, movement of employee parking to the back side combined with reduction parking in the front, provide a green edge in front of the building, the banking of parking stalls for future use to allow the diminished number of parking and the combined grouping of contiguous stalls to create larger tree islands.

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

SPECIAL ITEMS OF BUSINESS

5. [09234](#) Adopting the Regent Street - South Campus Neighborhood Plan and the goals, recommendations, and implementation steps contained therein as a supplement to the City's Comprehensive Plan.

The motion provided for the following:

- As a basis for providing for additional bonus stories in certain areas within the plan, provisions for sustainable development and buildings that achieve a gold LEED certification or equivalent as approved by the Urban Design Commission is required. Alternative equivalents include emphasis on green roofs and structured parking, pedestrian scale streetscape amenities and energy efficiency.
- The Plan as proposed needs to be amended to facilitate the pedestrian realm in a more realistic fashion.
- Trees within the terrace shall utilize extended trenches with non-slip

pervious grate covers.

A motion was made by Cosgrove, seconded by Rummel, to Return to Lead (Plan Commission) with the Recommendation to Adopt. The motion passed by voice vote/other.

6. [09785](#) Accepting the proposal of Common Wealth Development for the redevelopment of the Garver Feed Mill and directing City staff to negotiate a development agreement with Common Wealth Development.

A motion was made by Harrington, seconded by Slayton, to Return to Lead (Board of Estimates) with the Recommendation to Accept. The motion passed by voice vote/other.

UNFINISHED BUSINESS

7. [09841](#) 6502 Town Center Drive (Lot 4, Metrotech Plat) - Amended PUD(GDP-SIP) for an Office Building. 3rd Ald. Dist.

The motion to refer cited too many changes required for initial approval of the project.

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

8. [08668](#) 125 North Randall Avenue - PUD for a 6-story Student Housing Project. 8th Ald. Dist.

The Urban Design Commission Received an Informational Presentation.

NEW BUSINESS

9. [10521](#) 822-844 John Nolen Drive - New Construction of a Hotel and a Restaurant in Urban Design District No. 1. 14th Ald. Dist.

The Urban Design Commission Received an Informational Presentation.

ADJOURNMENT

A motion was made by Barnett, seconded by Cosgrove, to Adjourn at 9:28 p.m. The motion passed by voice vote/other.