



City of Madison

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

Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, July 23, 2008

4:30 PM

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

CALL TO ORDER / ROLL CALL

Cosgrove arrived at 5:06 p.m. during discussion on Item Number 3.

Present: 8 -

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

Excused: 1 -

Richard L. Slayton

APPROVAL OF MINUTES

The Minutes for the meeting of June 11, 2008 were Referred to the meeting of August 6, 2008.

A motion was made by Rummel, seconded by Woods, to Approve the Minutes.
The motion passed by the following vote:

Excused: 1 -

Richard L. Slayton

Ayes: 7 -

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

Noes: 1 -

Jay B. Ferm

PUBLIC COMMENT

ANNOUNCEMENTS

- UDC appointments update
- Agenda overview
- Traffic Engineering discussion update
- Solar/wind ordinance amendment update

PUBLIC HEARING ITEMS

1. [10261](#) 5714 Odana Road - Building Demolition for Auto Dealership Inventory Lot in UDD No. 3. 19th Ald. Dist.
- The motion required the substitution of turf within tree islands as well as providing for either the elimination of curbing for wheelstops or curbing with openings to provide for more onsite infiltration of stormwater.

A motion was made by Harrington, seconded by Rummel, to Refer, at the applicant's and staff's request to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

2. [09127](#) 1602 South Park Street - Temporary Parking Lot in Urban Design District No. 7. 13th Ald. Dist.

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

3. [11332](#) 822-844 John Nolen Drive - Comprehensive Design Review of Signage for a New Hotel and Restaurant in Urban Design District No. 1. 14th Ald. Dist.
- The motion to refer required the following:

- Support directional and monument signage. All other signage as proposed a problem; need to see what they look like if code-compliant in size, location and height.

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

Excused: 1 -

Richard L. Slayton

Ayes: 7 -

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

Noes: 1 -

Bonnie A. Cosgrove

UNFINISHED BUSINESS

4. [10521](#) 822-844 John Nolen Drive - New Construction of a Hotel and a Restaurant in Urban Design District No. 1. 14th Ald. Dist.
- The motion to refer required address of the following:

- The accent tube lighting is to be removed, precedent setting.
- Reexamine the allocation of bicycle racks within the interior courtyard to alternative locations such as along the north elevation of the restaurant.
- Provide screening for all rooftop utilities, especially views from adjacent

hotel rooms to utilities on the roof of the proposed restaurant.

- Lessen the width of the main drive aisle to provide for enlargement of adjacent tree islands.
- Place another row of shade trees on the left of pear islands on the left side of the drive or replace pears in tree islands at drive with larger shade trees.
- Consider reexamining the issues with the enclosure of the rooftop terrace on the hotel.

A motion was made by Host-Jablonski, seconded by Ferm, to Refer to the URBAN DESIGN COMMISSION. The motion passed by the following vote:

Excused: 1 -

Richard L. Slayton

Ayes: 6 -

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

Noes: 2 -

Todd R. Barnett and Bruce F. Woods

5. [09694](#) 1277 Deming Way - RPSM Parking Variance. 9th Ald. Dist.

The motion for referral required address of the following:

- Need to see more trees and landscaping in adjacent areas on the lot that exists adjacent to the parking lot addition; need more complete information on existing and proposed conditions on the site.
- Provide address of onsite stormwater runoff issues to include rain gardens, bioretention areas and the use of pervious pavers.
- Develop a detailed landscape plan for the parking lot addition.
- Look at alternative locations for providing onsite parking that don't require variances and show what might work and what areas won't work with detailed plans.

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

6. [09860](#) 3001 South Stoughton Road - New Construction for a Commercial Building in Urban Design District No. 1. 16th Ald. Dist.

This item was Referred at the applicant's request. The motion passed by voice vote/other.

ROLL CALL

Present: 7 -

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

Excused: 2 -

Richard L. Slayton and Jay B. Ferm

7. [10909](#) 6901 Littlemore Drive - PUD-SIP, 164-Unit Residential Development. 3rd Ald. Dist.

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

NEW BUSINESS

8. [11317](#) 1 South Pinckney Street - Exterior Remodeling in the C4 Central Commercial District, US Bank Plaza. 4th Ald. Dist.

The motion required address of the following:

- A referral to the Landmarks Commission or a report from Kitty Rankin, Preservation Planner for an opinion relevant to the prospective landmarking of the structure featuring modern architecture as detailed within statements submitted for the record by Kenton Peters.
- Provide for a publicly noticed hearing with further consideration of the project.

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

9. [11320](#) 610 John Nolen Drive - New Construction of a Hotel (Hilton Garden Inn) in Urban Design District No. 1, Hotel. 14th Ald. Dist.

A motion was made by to Received an Informational Presentation. The motion passed by voice vote/other.

10. [11322](#) 2076, 2080, 2098, 2132, 2138 and 2180 Pennsylvania Avenue - Building Demolitions and New Construction in Urban Design District No. 4. 12th Ald. Dist.

A motion was made by to Received an Informational Presentation. The motion passed by voice vote/other.

Prior to adjournment, on a motion by Woods, seconded by Rummel, the special meeting of July 30, 2008 was cancelled on a unanimous vote of (7-0).

ADJOURNMENT

**A motion was made by Cosgrove, seconded by Barnett, to Adjourn at 9:53 p.m.
The motion passed by voice vote/other.**