



City of Madison

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

Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, December 15, 2010

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 8 -

Marsha A. Rummel; Mark M. Smith; Dawn O. O'Kroley; Todd R. Barnett;
Melissa R. Huggins; Richard L. Slayton; R. Richard Wagner and Jay W.
Handy

Excused: 2 -

John A. Harrington and Henry S. Lufner, Jr.

APPROVAL OF MINUTES

A motion was made by Huggins, seconded by Handy, to Approve the Minutes
of the December 1, 2010 meeting. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

SECRETARY'S REPORT/AGENDA OVERVIEW

DISCLOSURES AND RECUSALS

Slayton recused himself on Item No. 4; working on the project.

SPECIAL ITEM OF BUSINESS

1. [20291](#) 201 West Mifflin Street - Public Building, Madison Public Library. 4th Ald.
Dist.

The Urban Design Commission Received an Informational Presentation

ROLL CALL**Present:** 7 -Marsha A. Rummel; Mark M. Smith; Dawn O. O'Kroley; Todd R. Barnett;
Richard L. Slayton; R. Richard Wagner and Jay W. Handy**Excused:** 3 -

Melissa R. Huggins; John A. Harrington and Henry S. Lufler, Jr.

UNFINISHED BUSINESS

2. [19392](#) 2500 University Avenue - PUD(GDP-SIP), Mixed-Use Development. 5th
Ald. Dist.

The motion provided for staff approval of all modifications noted below and that if the response by the applicant is dramatic, staff has the discretion to refer back any issue(s) to the Commission for consideration. The motion provided for the following:

- Continue to study the landscape plan to address comments.
- Encourage the ability to view plantings from Highland on the upper level terrace.
- Study the entry alcoves on University to the townhouses to make them more comfortable.
- Study the courtyard elevation to break down the scale through sun-shading, breaking the vertical read at the balconies or treatment of the cornice.
- Study the ability to use loft units o taller units to break the cornice line on Campus Drive.
- Study the scale of the masonry.
- Continue the development of the "altar."
- Resolve the zoning requirements.

**A motion was made by O'Kroley, seconded by Slayton, to Grant Final Approval.
Wagner voted to break the tie. The motion passed by the following vote:**

Excused: 3 -

Huggins; Harrington and Lufler, Jr.

Ayes: 4 -

O'Kroley; Slayton; Wagner and Handy

Noes: 3 -

Rummel; Smith and Barnett

3. [03104](#) 8420 Mineral Point Road & 117 Junction Road - PUD(GDP-SIP)/Planned
Commercial Site, Commercial/Retail Building and Off-Premise Ground Sign. 9th Ald.
Dist.

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

4. [19953](#) 416, 420, 424 West Mifflin Street - PUD(GDP-SIP) for a 45-Unit
Apartment Building. 4th Ald. Dist.

The motion was contingent on the applicant addressing the comments concerning architecture, roof discharge, garage and base materials not to be block and as a result of a future neighborhood meeting to be held by Ald. Verveer if any concerns with the bulk, mass and height of the project as proposed are raised the Plan Commission should refer the project back to the Urban Design Commission for further consideration. An initial motion by Handy to grant initial approval failed for lack of a second with another motion for referral by Rummel to

allow for a neighborhood meeting prior to any consideration also failed for a lack of a second. The motion was passed on a vote of (5-0-1) with Slayton abstaining.

A motion was made by Barnett, seconded by O'Kroley, to Grant Initial Approval. The motion passed by the following vote:

Excused: 3 -

Huggins; Harrington and Lufler, Jr.

Recused: 1 -

Slayton

Ayes: 5 -

Smith; O'Kroley; Barnett; Rummel and Handy

Non Voting: 1 -

Wagner

BREAK 6:20-6:40 P.M.

5. [19242](#) 2205 Rimrock Road - Demolition for New Hotel Exceeding 40,000 Square Feet. 14th Ald. Dist.

The motion passed with the option of the applicant to revisit the architectural and elevational details to come back to staff and that the Plan Commission shall formally study and consider traffic patterns, circulation (vehicular and pedestrian), parking and drop-off details, including the exact locations of vehicular traffic, bus movements and where cars will stop before approval. The motion also commended the applicant for a green roof on the one-story portion of the hotel with the understanding that it is part of the project as approved.

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

6. [16318](#) 1012 Fish Hatchery Road - PUD-GDP for a Four-Story, 63-Unit Apartment Building in UDD No. 7. 13th Ald. Dist.

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

NEW BUSINESS

7. [20246](#) 4002 Nakoosa Trail - Planned Residential Development (P.R.D.) for a 2 Building Project. 3rd Ald. Dist.

The Urban Design Commission Received an Informational Presentation

8. [20801](#) 4610 East Washington Avenue - Parking Lot Expansion for a "Verizon" Store in UDD No. 5. 17th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

BUSINESS BY MEMBERS

Richard Wagner stated that Nan Fey has asked him to speak to the Plan Commission on the Urban Design Commission's discussion on the Downtown Plan. He provided copies of written comments already received by the Plan Commission and noted elements of their discussion on the plan. Smith noted that he liked the sense of scale of 400-500 Block of West Washington Avenue and would like to see it maintained.

ADJOURNMENT

The Urban Design Commission Adjourned at 9:50 p.m. by unanimous consent.