



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, April 8, 2015

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 5 - Lauren Cnare; Cliff Goodhart; John A. Harrington; Melissa R. Huggins and R. Richard Wagner

Excused: 3 - Dawn O. O'Kroley; Richard L. Slayton and Thomas A. DeChant

APPROVAL OF MINUTES

A motion was made by Cnare, seconded by Goodhart, to Approve the Minutes of March 25, 2015. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

ROLL CALL

Present: 7 - Lauren Cnare; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Melissa R. Huggins and R. Richard Wagner

Excused: 1 - Thomas A. DeChant

DISCLOSURES AND RECUSALS

Huggins recused herself on Items No. 2, No. 6 and No. 7.

SECRETARY'S REPORT/AGENDA OVERVIEW

UNFINISHED BUSINESS

- [37894](#) 8201 Plaza Drive - Amended PD Sign Package, "Cortland Commons Phase II." 9th Ald. Dist.

This item was approved as a consent item with the finding that all applicable standards are adequately addressed.

A motion was made by Cnare, seconded by O'Kroley, to Grant Final Approval. The motion passed by voice vote/other.
- [36572](#) 1004 & 1032 South Park Street - Amended PD(GDP-SIP), Four Connected Mixed-Use Buildings in UDD No. 7. 13th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

3. [35627](#) 516 & 530 Cottage Grove Road - Lots 2 & 3 of Royster Corners Plat for a 4-Story Mixed-Use Building with 89 Apartment Units and Approximately 41,200 Square Feet of Commercial Space, Including a Public Library. 15th Ald. Dist.

A motion was made by Cnare, seconded by Huggins, to Grant Final Approval.

The motion passed by the following vote:

Ayes: 5 - Lauren Cnare; Cliff Goodhart; John A. Harrington; Richard L. Slayton and Melissa R. Huggins

Noes: 1 - Dawn O. O'Kroley

Excused: 1 - Thomas A. DeChant

Non Voting: 1 - R. Richard Wagner

4. [37163](#) 5110 High Crossing Boulevard - Planned Multi-Use Site for a Four-Story, 106-Unit "Holiday Inn Express Hotel" and a Two-Story, 44,000 Square Foot "Gold's Gym" Health Club. 17th Ald. Dist.

The motion provided for adjustment to the landscaping along the street frontage as noted.

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

ROLL CALL

Present: 8 - Lauren Cnare; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Melissa R. Huggins; Thomas A. DeChant and R. Richard Wagner

5. [36904](#) 710 East Mifflin Street and 124 North Livingston Street - Review of Landscaping and Architectural Details, as Requested by Plan Commission - Four-Story, Multi-Family Residential Development Containing 189 Dwelling Units. 2nd Ald. Dist.

The Urban Design Commission made the following **ADVISORY RECOMMENDATIONS** to the Plan Commission:

- Blue not green as an accent siding.
- Concurrence with Planning staff on the simplification of building materials and colors . The colors are complementary but maybe too polychromatic and require address.
- A more detailed review of the courtyard design should be provided (detailing is minimal currently).
- The landscape plan needs study and modification (in regards to the raised plinth).
- The context really calls for modular brick, not utility brick.
- The continuous footprint should be reconsidered with the buildings as designed without relief and openings.
- Address of architectural comments made by the Commission.
- Modify plinth relative to landscaping and screening comment made by the Urban Design Commission.
- Alternate terrace and hollows at walk including use of ground cover with understory trees.
- Provide an alternative to the use of "Arborvitae" on the south facing wall.
- Redesign the Livingston Street frontage with a wider open lawn.
- Plan Commission action is contingent on a further landscape plan and architectural modification details in address of comments made to be reviewed by the Urban Design Commission as a condition of approval.

- Only one color fiber cement should be used.
- One color brick on the Dayton Street side should be used, where the building is more traditional.
- If the Plan Commission does not find that the comments made by the Urban Design Commission are sufficient for it to act, that the matter be referred until a future Urban Design Commission meeting.

6. [37462](#) 4103-4119 (formerly 5422) Portage Road - Multi-Family Apartment Development Including Three Multi-Family Apartment Buildings and One Tenant Use Pool/Clubhouse Building. 17th Ald. Dist.

A motion was made by Cnare, seconded by Harrington, to Refer to a future URBAN DESIGN COMMISSION meeting. The motion passed by the following vote:

Ayes: 4 - Dawn O. O'Kroley; John A. Harrington; Richard L. Slayton and Lauren Cnare

Noes: 1 - Cliff Goodhart

Recused: 1 - Melissa R. Huggins

Excused: 1 - Thomas A. DeChant

Non Voting: 1 - R. Richard Wagner

7. [36899](#) 1200-1212 East Washington Avenue & 9-13 North Few Street - Three-Story Mixed-Use, Multi-Family Residential Development and Renovation of an Existing Building in UDD No. 8. 2nd Ald. Dist.

The Urban Design Commission Received an Informational Presentation

NEW BUSINESS

ROLL CALL

Present: 7 - Lauren Cnare; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Melissa R. Huggins; Thomas A. DeChant and R. Richard Wagner

Excused: 1 - Richard L. Slayton

8. [37907](#) 3414 Monroe Street - Advisory Opinion at the Request of Planning Staff, Conditional Use for a Four-Story Building Exceeding 25,000 Square Feet in the TSS District, "The Glen." 13th Ald. Dist.

The motion was based on the Urban Design Commission's finding that the design is appropriate to the context, including the setbacks in relationship to the historic neighbor, and is of its time and has a very elegant composition, including the 4th floor because of its setback and its specific response to the neighbor to the east and its continuation down to the first floor in some areas.

A motion was made by O'Kroley, seconded by Huggins, to Recommend Approval to the Plan Commission.

Ayes: 5 - Cliff Goodhart; Melissa R. Huggins; Thomas A. DeChant; Lauren Cnare and Dawn O. O'Kroley

Noes: 1 - John A. Harrington

Excused: 1 - Richard L. Slayton

Non Voting: 1 - R. Richard Wagner

9. [37464](#) 452 Pluto Street - Amended PD(GDP-SIP), Replat of Twin Home Lots to Single-Family Lots, Grandview Commons. 3rd Ald. Dist.
This item was approved as a consent item with the finding that all applicable standards are adequately addressed.
A motion was made by Cnare, seconded by Huggins, to Grant Final Approval. The motion passed by voice vote/other.
10. [37463](#) 9807 Hawks Nest Drive - Completion of the Hawks Woods Condominium Project and Incorporation of Single-Family Units/Conditional Use Approval in a Residential Complex. 1st Ald. Dist.
A motion was made by Cnare, seconded by O'Kroley, to Refer to a future URBAN DESIGN COMMISSION meeting at the applicant's request. The motion passed by voice vote/other.
11. [37900](#) 66 West Towne Way - Alteration to an Existing Development for a "Cheesecake Factory" to be Constructed at West Towne Mall. 9th Ald. Dist.
This item was approved as a consent item with the finding that all applicable standards are adequately addressed.
A motion was made by Cnare, seconded by Huggins, to Grant Final Approval. The motion passed by voice vote/other.

ROLL CALL

Present: 6 - Lauren Cnare; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Thomas A. DeChant and R. Richard Wagner

Excused: 2 - Richard L. Slayton and Melissa R. Huggins

12. [37706](#) 4210 East Washington Avenue - New Development in UDD No. 5, "Chick-fil-A." 17th Ald. Dist.
The Urban Design Commission Received an Informational Presentation

BUSINESS BY MEMBERS

None.

ADJOURNMENT

The meeting was Adjourned at 9:01 p.m. by unanimous consent.