



City of Madison

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

Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, August 13, 2008

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 300 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 8 -

Ronald S. Luskin; Jay B. Ferm; Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton; John A. Harrington and Lou W. Host-Jablonski

Excused: 1 -

R. Richard Wagner

APPROVAL OF MINUTES

A motion was made by Woods, seconded by Rummel, to Approve the Minutes of June 18, 2008. The motion passed by the following vote:

Excused: 1 -

R. Richard Wagner

Ayes: 7 -

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

Abstentions: 1 -

Ronald S. Luskin

A motion was made by Woods, seconded by Rummel, to Approve the Minutes of July 9, 2008. The motion passed by the following vote:

Excused: 1 -

R. Richard Wagner

Ayes: 6 -

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

Abstentions: 2 -

Jay B. Ferm and Ronald S. Luskin

A motion was made by Slayton, seconded by Woods, to Approve the Minutes of July 16, 2008. The motion passed by the following vote:

Excused: 1 -

R. Richard Wagner

Ayes: 5 -

Todd R. Barnett; Bruce F. Woods; Richard L. Slayton; Lou W. Host-Jablonski and Marsha A. Rummel

Abstentions: 3 -

John A. Harrington; Jay B. Ferm and Ronald S. Luskin

A motion was made by Ferm, seconded by Rummel, to Approve the Minutes of July 23, 2008, with the correction that Slayton was not present at the meeting. The motion passed by the following vote:

Excused: 1 -

R. Richard Wagner

Ayes: 6 -

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

Abstentions: 2 -

Richard L. Slayton and Ronald S. Luskin

PUBLIC COMMENT

None.

ANNOUNCEMENTS

New member Ron Luskin was introduced.

COMMUNICATION

1. [10664](#) 750 University Avenue - School/Public Building - Chazen Museum of Art, 81,000 Square Foot Building Addition. 8th Ald. Dist.

The Urban Design Commission received the communication.

PUBLIC HEARING ITEMS

2. [10261](#) 5714 Odana Road - Building Demolition for Auto Dealership Inventory Lot in UDD No. 3. 19th Ald. Dist.

The motion required the following:

- That any new asphalt for this project that is removed for construction of the new building be recycled at that time.
- That any new trees planted for this project that are removed for construction of the new building be replanted at that time.
- That some form of wheel stops (which can include parking blocks) be installed to protect the trees.

- That this approval is valid for a period of three years.

A motion was made by Slayton, seconded by Harrington, to Grant Final Approval. The motion passed by the following vote:

Excused: 1 -

R. Richard Wagner

Ayes: 7 -

Ronald S. Luskin; Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods;
Richard L. Slayton; John A. Harrington and Lou W. Host-Jablonski

Abstentions: 1 -

Jay B. Ferm

3. [11322](#) 2076, 2080, 2098, 2132, 2138 and 2180 Pennsylvania Avenue - Building Demolitions and New Construction in Urban Design District No. 4. 12th Ald. Dist.

The motion required the following:

- Propose alternate species to replace the Shamrock Lindens, such as Liberty Elm, Juniper trees, other Elms, or Hackberrys.
- Consider vehicular circulation on the site and explore rotating the parking orientation 90 degrees and investigate closing one or more existing curb cuts.
- Investigate the potential for implementing a system to capture rooftop runoff for washing trucks on site.

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

UNFINISHED BUSINESS

4. [11332](#) 822-844 John Nolen Drive - Comprehensive Design Review of Signage for a New Hotel and Restaurant in Urban Design District No. 1, Continuance from August 13, 2008. 14th Ald. Dist.

The motion required the following:

- Lower level signage from the prior meeting is included in this approval.
- Option 2 (39.7 square feet for "aloft" sign and 3.7 square feet for "W Hotels" sign) for the east elevation of "aloft" is approved.
- Option 2 (39.6 square feet and 2'-9 1/2" above the canopy) for Fratellos is approved.
- The signage on the upper portions of the west facade must come back to the Commission with a proposal that depicts the "aloft" sign at 50 square feet (as in Option 4), the "W Hotels" sign at approximately 8 1/2 square feet (as in Option 3), and raising the "aloft" sign above the main building parapet (as in Option 6).

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

5. [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 required that both buildings utilize a white membrane on flat roof areas that will not be accessible to hotel patrons.

**A motion was made by Woods, seconded by Slayton, to Grant Final Approval.
The motion passed by the following vote:**

Excused: 1 -

R. Richard Wagner

Ayes: 7 -

Jay B. Ferm; Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods;
Richard L. Slayton; John A. Harrington and Ronald S. Luskin

Noes: 1 -

Lou W. Host-Jablonski

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

The motion required the following:

- Staff approval of three additional trees near the trash enclosure and less regular spacing for all of the trees in this area.
- Staff approval of the detailing of either the metal panels or hardiplank (either is OK) on the top horizontal band.

**A motion was made by Barnett, seconded by Slayton, to Grant Final Approval.
The motion passed by the following vote:**

Excused: 1 -

R. Richard Wagner

Ayes: 7 -

Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton;
John A. Harrington; Lou W. Host-Jablonski and Ronald S. Luskin

Noes: 1 -

Jay B. Ferm

7. [10250](#) 2702 East Washington Avenue - New Construction of a Gas Station/Convenience Store in Urban Design District No. 5. 15th Ald. Dist.

The motion required the following:

- Staff approval of a small canopy over the door and window, instead of two canvas awnings.
- Staff approval of centering the two parallel parking spaces along the sidewalk, adding greenspace on both sides of these spaces, adding greenspace along the edge of the western driveway and including at least one shade tree in that area to discourage traffic cutting across to Kedzie Street.
- Staff approval of lighting levels under the canopy with a maximum of 20 footcandles.
- All signage must be approved by the Urban Design Commission.

A motion was made by Barnett, seconded by Slayton, to Grant Final Approval.

The motion passed by voice vote/other.

- 8. [11320](#) 610 John Nolen Drive - Signage Variance for a New Hotel (Hilton Garden Inn) in Urban Design District No. 1, Hotel. 14th Ald. Dist.

The Urban Design Commission Received an Informational Presentation. The motion passed by voice vote/other.

NEW BUSINESS

- 9. [11468](#) 2200 South Park Street - New Construction In Urban Design District No. 7. 14th Ald. Dist.

The Urban Design Commission Received an Informational Presentation. The motion passed by voice vote/other.

- 10. [11507](#) 2401 Shopko Drive - PUD-SIP for a Retail Building. 15th Ald. Dist.

The Urban Design Commission Received an Informational Presentation. The motion passed by voice vote/other.

ADJOURNMENT

A motion was made to Adjourn at 9:12 p.m. The motion passed by voice vote/other.