



# City of Madison

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

## Meeting Minutes - Approved URBAN DESIGN COMMISSION

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Wednesday, February 15, 2012

4:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

**Present:** 7 -

Marsha A. Rummel; Dawn O. O'Kroley; Melissa R. Huggins; Richard L. Slayton; John A. Harrington; R. Richard Wagner and Henry S. Lufler, Jr.

**Excused:** 1 -

Todd R. Barnett

### APPROVAL OF MINUTES

A motion was made by O'Kroley, seconded by Slayton, to Approve the Minutes of January 25 and February 8, 2012. The motion passed by voice vote/other.

### PUBLIC COMMENT

### DISCLOSURES AND RECUSALS

Wagner stated that he is on the DMI Board.

### SECRETARY'S REPORT/AGENDA OVERVIEW

The Secretary stated that due to ordinance regulations, as relayed in a memo from Brad Murphy, Planning Division Director, the Urban Design Commission could not act on Legistar Item No. 24478 (100 Block of State Street). The Commission could refer the item and comment on how to make the project better. The Chair stated it was his hope that the Commission could give enough input to improve the design of the project.

Item Nos. 2, 3 and 4 have been requested for Referral: Item No. 2 has issues relevant to signage that exists in the field that needs to be resolved prior to the applicant requesting further signage; the applicant has agreed. Item No. 3 has changed significantly in response to the Commission's comments, but those changes are contrary with the comments of the Landmarks Commission. The applicant has agreed to go back to the Landmarks Commission for re-review of the modified design. Item No. 4, the applicant has requested Referral for further discussion with the Mayor's Office.

A Special Meeting scheduled for February 22 for discussion on the Downtown Plan has been tentatively rescheduled for February 29, 2012.

### UNFINISHED BUSINESS

1. [24852](#) 636 West Wilson Street; 633 & 639 West Doty Street - PUD (GDP-SIP) for West End Apartments, Five-Story Building With 60 Residential Units. 4th Ald. Dist.

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

The motion provided for address of the Commission's landscape comments.

2. [21680](#) 4716 Verona Road - Signage Package Amendment, Ground and Wall. 10th Ald. Dist.

A motion was made by Lufler, Jr., seconded by O'Kroley, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

3. [24690](#) 1323 West Dayton Street - PUD-SIP for an 8-Story Apartment Building. 8th Ald. Dist.  
NOTE: Currently proposed as a 69-unit building.

A motion was made by Lufler, Jr., seconded by O'Kroley, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

### NEW BUSINESS

4. [25324](#) 2550 University Avenue - Alteration to a Previously Approved PUD(SIP), for a Temporary Real Estate Signage Package. 5th Ald. Dist.

A motion was made by Lufler, Jr., seconded by O'Kroley, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

### SPECIAL ITEMS OF BUSINESS

5. [24689](#) 857 Jupiter Drive - Amended PUD-GDP for Grandview Commons Town Center for 109,000 Square Feet of Future Retail/Office, a 24,000 Square Foot Library and 110 Multi-Family Units. 3rd Ald. Dist

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

**Ayes:** 6 -

Dawn O. O'Kroley; Melissa R. Huggins; Richard L. Slayton; John A. Harrington; R. Richard Wagner and Henry S. Lufler, Jr.

**Noes:** 1 -

Marsha A. Rummel

**Excused:** 1 -

Todd R. Barnett

**The motion passed with the following conditions:**

- The density of the retail shall at least remain at the 135,000 square feet as in the original town center; the applicant shall explore how the 58,000 square feet could be incorporated into the density.
- The applicant shall include at least as many dwelling units as were in the original town center.
- The applicant shall return with information on how those would be integrated into the development, and explore what the increase in heights should be in some of those mixed-use buildings.
- Identify on the Revised General Development Plan Map where the fifty residential units will be; as noted within the text.

**6. [24478](#)**

100 Block State Street: 117-119, 121-123, 125, 127-129 State Street; 120, 122 West Mifflin Street - Project that Involves the Demolition, Renovation and Refurbishing of Some Structures, as well as New Construction Including Private Open Space in the C4 Central Commercial District. 4th Ald. Dist.

A motion was made by Lufler, Jr., seconded by O'Kroley, to Refer to the URBAN DESIGN COMMISSION at the applicant's request. The motion passed by voice vote/other.

**BUSINESS BY MEMBERS**

The Commission discussed the next upcoming special meetings, and possible scheduling for Legistar Item No. 24478 (100 Block of State Street). The Chair mentioned review of the Downtown Plan and distribution of the UDC report on that item at the next meeting.

**ADJOURNMENT**

The meeting was Adjourned at 8:15 p.m. by unanimous consent.