



# City of Madison

## Meeting Minutes - Final

### URBAN DESIGN COMMISSION

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

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Wednesday, November 16, 2005

4:15 PM

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

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## ROLL CALL

*Barrett and Host-Jablonski arrived at 4:31 p.m. after approval of the minutes.*

**Present:** Ald. Noel T. Radomski, Lou W. Host-Jablonski, Paul W. Wagner, Todd R. Barnett, Lisa J. Geer, Cathleen M. Feland, Robert H. March and Michael D. Barrett

**Excused:** Bruce F. Woods and Jack P. Williams

## APPROVAL OF MINUTES & REPORTS - MEETING OF NOVEMBER 2, 2005

## ANNOUNCEMENTS

- 6001 Canyon Drive appeal to Plan Commission clarifications and update.
- 425 West Washington Avenue, PUD pending Plan Commission scheduling.
- A discussion on the 2006 Urban Design Commission meeting dates/finalization/issues.

## SPECIAL ITEM

1. [02207](#) Adopting and confirming the City of Madison Comprehensive Plan.

*The motion recommended adoption with further address of the following:*

- Page 2-17, Objective 19: Voiced support for this objective, concerned that we have been seeing some "leapfrogging" over undeveloped land with some new developments on the west side.
- Page 2-36 Objective 48, Policy 3: Concerned that the statement that "The greater the height-to-width ratio the better" needs to have some limitations attached to it, otherwise one could potentially end up with canyons like downtown Chicago. Need to have some optimum height-to-width ratio standards.
- Page 2-37, Objective 48, Policy 6: Statement "Architectural styles, ...should relate to a common vocabulary of materials and scale" is too restrictive in that it implies, a broadscope uniformity of materials and style. This may be desirable for a locale, neighborhood, or district, but is certainly not intended on a citywide scale.
- Page 2-37, Objective 48, Policy 7: "Prohibit" is too strong of a statement. There may be some corporate designs that are of good design and would be viewed as desirable or acceptable in some locations.
- Page 2-39 to 2-40: It was noted that the transportation component of the Land Use Chapter may conflict with the Transportation Chapter.
- Page 2-61, Objective 87, Policy 1: "Flexible Building designs" needs clarification. Building codes requirements may conflict with trying to convert a building designed for residential to commercial use. Discussion clarified that there is precedent in buildings designed for first floor commercial use with residential above, but that the first floor gets

*used as residential initially until there is a demand for commercial use. This could be clarified in the text.*

*· We are playing chicken with our neighbors to see who can get to the greenspace first. I would like to see very significant open/greenspace between communities. Would like to see two versions of the peripheral area map; the existing map, and an additional one that illustrates best-case scenarios of open space agreements.*

**Return to Lead with the Recommendation for Approval to the PLAN COMMISSION**

*Appearing on behalf of the plan were Michael Waidelich, Rick Roll and Rebecca Cnare of the Planning Unit staff.*

**PUBLIC HEARING**

- 2. [02369](#) 5201-5301 Femrite Drive - Two Multiple-Tenant Buildings in Urban Design District No. 1. 16th Ald. Dist.

*The motion to refer required address of the following:*

- Resolve issues with hydrology relative to on-site infiltration, drainage, as well as overall storm water runoff within the area of the subdivision plat and area as a whole.*
- Substantiate that effective screening will be provided for rooftop utilities dealing with use from the property's Agricultural Drive, Femrite Drive and Beltline Highway frontages for each of the buildings' elevations.*
- Reduce overall paving, especially in the southerly parking area.*
- Need to provide a parking lot worksheet relative to landscaping.*
- Reduce the amount of land dedicated for internal drive aisle access in addition to providing for a narrowing of drive aisle width from 26 feet to 24 feet when not required for fire access.*
- Provide evergreen screening for the Phase 1 loading area in addition to incorporate evergreen plantings within fescue seeded areas, especially on the northwesterly corner of the property.*
- Look at an overall design that responds to the entire site context that provides for screening of both surface parking and loading facilities.*

**A motion was made by March, seconded by Geer, to Refer to the URBAN DESIGN COMMISSION. The motion passed by the following vote:**

- Excused:** Woods and Williams
- Aye:** Radomski, Host-Jablonski, Wagner, Barnett, Geer, March and Barrett
- No:** Feland

**UNFINISHED BUSINESS ITEMS**

- 3. [02292](#) 33 South Broom Street - PUD(SIP), Twenty-Three Unit Condominium Component of "Capitol West". 4th Ald. Dist.

*The motion required that architectural grilles for the magic packs be provided with a light colored roof to reflect the heat and the parapet to be same materials on its face as well as its back face.*

**Grant Final Approval**

**Present:** Lou W. Host-Jablonski, Paul W. Wagner, Todd R. Barnett, Bruce F. Woods, Lisa J. Geer, Cathleen M. Feland, Robert H. March, Michael D. Barrett and Jack P. Williams

**Excused:** Ald. Noel T. Radomski

4. [02370](#) 502/602 Troy Drive - PUD(GDP-SIP), Community Gardens, Prairie, Farm and Housing Development 18th Ald. Dist.

*The motion required that:*

- *A gravel pedestrian path shall be provided to the southeast to connect to Troy Drive*
- *Confirm that all lighting fixtures be fully shielded, metal halide.*
- *Vinyl siding is approved as a fallback to the fiber cement siding with corner boards to be fiber cement, miratec or similar materials for both the corner boards and window trims in similar colors as displayed.*

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

**The motion passed by the following vote:**

**Excused:** Radomski, Woods and Williams

**Aye:** Host-Jablonski, Wagner, Barnett, Geer, Feland, March and Barrett

5. [02294](#) 6326 Maywick Drive - Planned Residential Development (PRD), Thirty-Eight Unit Apartment Project. 16th Ald. Dist.

**A motion was made by Geer, seconded by March, to Grant Final Approval The motion required that the site plan be modified to provide more open space on the northside of the lot along Cottage Grove Road to be approved by staff. The motion passed by the following vote:**

**Excused:** Radomski, Woods and Williams

**Aye:** Host-Jablonski, Wagner, Geer, Feland and March

**No:** Barnett and Barrett

6. [02372](#) 8102 Watts Road - PUD-GDP, Two Hotel Developments 9th Ald. Dist.

*The motion required the following:*

- *Provide for the integration of buildings. Create a focus for pedestrian walkways. Look at creating outdoor spaces.*
- *Create a relationship between buildings and open spaces. Look at site design and respond to comments from the Commission's previous review.*
- *Suggest looking at consulting with a different site engineer or design professional to create alternative site plans for a different perspective on a complicated site.*
- *Look at alternatives relocating the hotels to face either Commerce or Watts Road.*

**A motion was made by Geer, seconded by March, to Refer to the URBAN DESIGN COMMISSION A prior motion by Feland, seconded by March, granting initial approval failed on a vote of (2-5) with Host-Jablonski, Wagner, Barnett, Barrett and Geer voting no. The motion passed by the following vote:**

**Excused:** Radomski, Woods and Williams

**Aye:** Host-Jablonski, Wagner, Barnett, Geer, March and Barrett

**No:** Feland

7. [02373](#) 110 South Paterson Street - Public Building - Water Utility Vehicle Maintenance Facility 6th Ald. Dist.

*The motion required that the proposed drinking fountain within the corner seating area be relocated in an alcove on the building's South Paterson Street elevation, incorporated within an arch making a civic statement. In addition, the applicant was requested to replace proposed lighting fixtures which splayed out light with under canopy light fixtures to be reviewed and approved by staff.*

**Grant Final Approval**

## NEW BUSINESS ITEMS

8. [02374](#) 1402 Wingra Creek Parkway - Parks Division Administration and Workshop Building Expansion 13th Ald. Dist.

*The motion for initial approval required that the project provide for LEEDS certification at either a silver level or better with the parking lot included within the scope of the project to provide for tree islands at an interval of one tree island per 12 stalls as well as to meet current code and landscape requirements.*

**Grant Initial Approval**

9. [02375](#) 2703-2805 West Beltline Highway Frontage Road and 2810-2818 Todd Drive - PUD (GDP-SIP), Landmark Gate; Retail/Commercial Building 14th Ald. Dist.

**Received an Informational Presentation**

## SECRETARY'S REPORT

## ADJOURNMENT

**The meeting adjourned at 9:55 p.m.**