



City of Madison

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

Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, April 6, 2016

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 - Sheri Carter; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Lois H. Braun-Oddo and R. Richard Wagner

Excused: 2 - Thomas A. DeChant and Michael J. Rosenblum

APPROVAL OF MINUTES

A motion was made by O'Kroley, seconded by Goodhart, to Approve the Minutes of March 23, 2016. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

Wagner recused himself on Item No. 7. Slayton acted as Chair on Item No. 7. O'Kroley recused herself on Item No. 3.

SECRETARY'S REPORT/AGENDA OVERVIEW

By unanimous consent, Item Nos. 7, 9, 10 and 6 were taken out of order.

ROLL CALL

Present: 8 - Sheri Carter; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Lois H. Braun-Oddo; R. Richard Wagner and Michael J. Rosenblum

Excused: 1 - Thomas A. DeChant

PUBLIC HEARING ITEMS

1. [42091](#) 4722 East Washington Avenue - Street Graphics Variance for "Denver Mattress." 17th 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 Goodhart, seconded by Rosenblum, to Grant Final Approval. The motion passed by voice vote/other.

2. [42093](#) 2139 Zeier Road - Street Graphics Variance for "Party City." 17th 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 Goodhart, seconded by Rosenblum, to Grant Final Approval. The motion passed by voice vote/other.

SPECIAL ITEM OF BUSINESS

3. [42271](#) 702 South Randall Avenue - Public Project: Henry Vilas Zoo Badger and Sandhill Crane Exhibit. 13th Ald. Dist.

The motion provided that a landscape plan with more native species compatible with its inhabitants to return to staff with consultation with Harrington and Slayton for approval .

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

Ayes: 6 - Sheri Carter; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Lois H. Braun-Oddo and Michael J. Rosenblum

Recused: 1 - Dawn O. O'Kroley

Excused: 1 - Thomas A. DeChant

Non Voting: 1 - R. Richard Wagner

UNFINISHED BUSINESS

4. [35424](#) 704-734 University Avenue - Advisory Recommendation for UW-Madison School of Music Performance Building. 8th Ald. Dist.

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

ROLL CALL

Present: 9 - Sheri Carter; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Lois H. Braun-Oddo; Thomas A. DeChant; R. Richard Wagner and Michael J. Rosenblum

5. [36901](#) 510 University Avenue (432 West Gorham Street) - Modifications to the previously-approved new 12+ story mixed-use project, "The James," formerly "The Hub at Madison II" with 348 apartment units, approximately 8,740 square feet of retail and 2,992 square feet of flex space. 4th Ald. Dist.

The motion provided for address of the Commission's comments on items #2 and #8 (the canopy and the edges of the project balconies), #29 final rooftop plans, #19 further detailed renderings of the Gilman Street façade and context. The motion did not approve the signage and lighting plans, which shall return for final review and approval.

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

Ayes: 7 - Sheri Carter; Dawn O. O'Kroley; Cliff Goodhart; Richard L. Slayton; Lois H. Braun-Oddo; Thomas A. DeChant and Michael J. Rosenblum

Abstentions: 1 - John A. Harrington

Non Voting: 1 - R. Richard Wagner

7. [41575](#) 722 Williamson Street - New Development Containing 142 Residential Units (96 in the New Building Adjacent to Bike Path and 46 Within the Olds Seed Building) and Approximately 7,200 Square Feet of Commercial Space. 6th Ald. Dist.

The motion approves the use of EIFS with the option of a precast concrete base or a Portland cement stucco base.

A motion was made by Harrington, seconded by Carter, to Grant Initial Approval. The motion passed by voice vote/other.

9. [36751](#) 4525 Secret Garden Drive - Multi-Family Residential Development Consisting of Twelve Multi-Family Buildings with 102 Dwelling Units. 16th Ald. Dist.

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

10. [41973](#) 4602 Cottage Grove Road - Planned Multi-Use Site, Demolish Grocery Store and Construct Auto Service Station with Convenience Store for "Kwik Trip." 3rd Ald. Dist.

The motion provides for the following:

1. Conditional Use Standards Number 4 and 9 are not met. A one-story Kwik Trip at that specific location does not represent "normal and orderly development" as referred to by staff in their comments; and a one-story suburban-style Kwik Trip facility would clearly not create "an environment of sustained aesthetic desirability compatible with the intended character" for mixed-use.
2. A special area plan or neighborhood plan is needed.
3. The need for a 2 or 3-story structure in order for it to be a viable design.
4. The style of architecture is not appropriate for this area.
5. An excess of impervious pavement, lighting levels, all these conflict with the neighborhood uses.

A motion was made by Slayton, seconded by Rosenblum, to Recommend to the Plan Commission that this project NOT BE APPROVED. The motion passed by voice vote/other.

6. [41843](#) 4824 Tradewinds Parkway - Expansion of the "Sleep Inn" to Include Extended Stay Hotel Rooms in UDD No. 1. 16th Ald. Dist.

The motion provided that the landscape plan and the lighting plan both return to staff for approval, and the gables be removed.

A motion was made by Goodhart, seconded by Braun-Oddo, to Grant Final Approval. The motion passed by the following vote:

Ayes: 6 - Sheri Carter; Dawn O. O'Kroley; Cliff Goodhart; Lois H. Braun-Oddo; Thomas A. DeChant and Michael J. Rosenblum

Noes: 2 - John A. Harrington and Richard L. Slayton

Non Voting: 1 - R. Richard Wagner

NEW BUSINESS

8. [41976](#) 400 West Washington Avenue - Redevelopment of Six Lots to a Four to Six-Story Building with 85 Residential Units in the Downtown Core District. 4th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

ROLL CALL

Present: 8 - Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Richard L. Slayton; Lois H. Braun-Oddo; Thomas A. DeChant; R. Richard Wagner and Michael J. Rosenblum

Excused: 1 - Sheri Carter

11. [42262](#) 1814 Packers Avenue - New development of a four-story, 90-unit, mixed-use development with understory parking in UDD No. 4. 12th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

BUSINESS BY MEMBERS

Harrington remarked that future sign submittals should include code compliant versions as well as versions asking for Commission approvals.

ADJOURNMENT

The meeting was Adjourned at 10:33 p.m. by unanimous consent.