



# City of Madison

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

## Meeting Minutes - Approved URBAN DESIGN COMMISSION

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Wednesday, September 7, 2011

4:30 PM

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

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### CALL TO ORDER / ROLL CALL

**Present:** 8 -  
Marsha A. Rummel; Dawn O. O'Kroley; Todd R. Barnett; Melissa R. Huggins; Richard L. Slayton; John A. Harrington; R. Richard Wagner and Henry S. Lufler, Jr.

**Excused:** 1 -  
Mark M. Smith

Smith arrived at 6:34 p.m. during Item No. 5. Huggins was excused at 7:10 p.m. after Item No. 7. Slayton was excused at 9:10 p.m. after Item No. 8.

### APPROVAL OF MINUTES

A motion was made by Barnett, seconded by Rummel, to Approve the Minutes of August 17, 2011. The motion passed by voice vote/other.

### PUBLIC COMMENT

None.

### SECRETARY'S REPORT/AGENDA OVERVIEW

Special meeting reminder: Joint meeting with Landmarks Commission, September 14, 2011, Room LL-110, 5:00 p.m.

### DISCLOSURES AND RECUSALS

Barnett recused himself on Item No. 1. Slayton recused himself on Item No. 8. Wagner recused himself on Item No. 9.

**SPECIAL ITEM OF BUSINESS**

- 1. [23747](#) Report of the Facade Grant Staff Team - 1843 Monroe Street, Brocach Irish Pub. 13th Ald. Dist.

**A motion was made by Slayton, seconded by O'Kroley, to Grant Final Approval as a consent item. The motion passed by the following vote:**

- Excused:** 2 -  
Huggins and Slayton
- Recused:** 1 -  
Barnett
- Ayes:** 5 -  
Rummel; Smith; O'Kroley; Harrington and Lufler, Jr.
- Non Voting:** 1 -  
Wagner

**PUBLIC HEARING ITEMS**

- 2. [23626](#) 5555 High Crossing Boulevard - Comprehensive Design Review. 17th Ald. Dist.

**A motion was made by Huggins, seconded by Lufler, Jr., to Grant Final Approval. The motion passed by voice vote/other.**

**The motion provided that this approval is not a precedent and provides signage consistent with this area of car dealership lots, and satisfies the ordinance criteria for "Comprehensive Design Review of Signage."**

- 3. [23627](#) 201 South Gammon Road - Comprehensive Design Review for an Electronic Changeable Copy Ground Sign. 19th Ald. Dist.

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

**The motion noted a finding relative to the required ordinance criteria as being addressed.**

- 4. [23653](#) 1010 South Park Street - PUD(GDP), Mixed-Use Development. 13th Ald. Dist.

**A motion was made by Huggins, seconded by Barnett, to Grant Initial Approval. The motion passed by voice vote/other.**

The motion required the following:

- Maximize the height and massing on the recommendation of the Wingra BUILD Plan.
- The building shall be a true flatiron building.
- Limit to the greatest extent possible the parking on the Fish Hatchery Road side.
- Activate Fish Hatchery Road at the entrance.
- Develop a plan to integrate the building entries along the street rather than internally.
- Look at the flatiron element in elevations; extend to corner triangular wedge.
- As the project develops give an indication of where parking ratios are.
- Highly encourage the removal of the triangular parking lot along Fish Hatchery Road.
- Reduction or elimination of the opening to the building along Park Street and Fish Hatchery Road with the extension of the building wall.

**UNFINISHED BUSINESS**

5. [22565](#) 1102 South Park Street - PUD(GDP-SIP) for a Four-Story Commercial Building and Parking Structure in UDD No. 7. 13th Ald. Dist.

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

Ayes: 7 - O'Kroley; Barnett; Huggins; Slayton; Harrington; Lufler, Jr. and Rummel

Abstentions: 1 - Smith

Non Voting: 1 - Wagner

The motion provided for the following:

- Lighting can come back to staff.
- Provide full garage elevations.
- Approval of Option 1 for parking.
- Signage is excluded from this approval.
- Consider more native plant material.
- Be more bold in your landscape treatments.

6. [23784](#) 433 Cantwell Court, 434 South Thornton Avenue, 1526 Jenifer Street - PUD(GDP-SIP) to Rehabilitate Three Existing Four-Unit Buildings. 6th Ald. Dist.

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

- Ayes:** 5 -  
Huggins; Slayton; Wagner; Lufler, Jr. and Smith
- Noes:** 4 -  
O'Kroley; Barnett; Harrington and Rummel

**The motion provided for the use of vinyl including the option for the use hardiboard or fiber cement as much as financially feasible.**

- 7. [19952](#) 677 South Segoe Road - PUD(GDP-SIP) for a Three-Story Residential Building with 60 Apartments. Ald. Dist. 20.

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

- Recused:** 1 -  
Slayton
- Ayes:** 7 -  
Smith; O'Kroley; Barnett; Huggins; Harrington; Lufler, Jr. and Rummel
- Non Voting:** 1 -  
Wagner

**ROLL CALL**

- Present:** 8 -  
Marsha A. Rummel; Mark M. Smith; Dawn O. O'Kroley; Todd R. Barnett; Richard L. Slayton; John A. Harrington; R. Richard Wagner and Henry S. Lufler, Jr.
- Excused:** 1 -  
Melissa R. Huggins

- 8. [21945](#) 1001 University Avenue - PUD(SIP), St. Francis Episcopal Student Center Redevelopment - Relocation of the St. Francis House and Construction of a Eight-Story, 80-Unit Residential Building. 8th Ald. Dist.

**A motion was made by Lufler, Jr., seconded by Smith, to Grant Initial Approval. The motion passed by the following vote:**

- Excused:** 1 -  
Huggins
- Ayes:** 5 -  
Smith; O'Kroley; Barnett; Slayton and Lufler, Jr.
- Noes:** 2 -  
Rummel and Harrington
- Non Voting:** 1 -  
Wagner

The motion requested the applicant to look at the following:

- The interior L-shaped courtyard features discussed by Slayton.
- Development of the building’s “skin.”
- Play with the potential for variation on parapets and building heights and provide elevational studies as previously noted.
- Consideration of the street/plaza features for the dead end of the court to be more than a bike storage area.
- Approach to St. Francis and creation of greenspace aren’t solved by changing the surface. The setback off of University may need to increase including better integration of the courtyard between St. Francis House and the new structure to enhance and enlarge the green open space at University Avenue.

**ROLL CALL**

**Present:** 7 -

Marsha A. Rummel; Mark M. Smith; Dawn O. O’Kroley; Todd R. Barnett; John A. Harrington; R. Richard Wagner and Henry S. Lufler, Jr.

**Excused:** 2 -

Melissa R. Huggins and Richard L. Slayton

9.     [20458](#)           723 State Street - PUD(GDP-SIP), St. Paul's University Catholic Center. 8th Ald. Dist.

**The Urban Design Commission Received an Informational Presentation**

**Wagner recused himself on this item; Barnett acted as Chair.**

**NEW BUSINESS**

10.    [23789](#)           1614 Fordem Avenue - Existing PUD-SIP Amendment to Existing Sign Package - Approval of a Ground Sign, Size/Setback. 2nd Ald. Dist.

**A motion was made by Slayton, seconded by O’Kroley, to Grant Final Approval as a consent item. The motion passed by voice vote/other.**

11.    [23786](#)           8301 Old Sauk Road - PUD(GDP-SIP) for an Addition Containing 24 Assisted Units, 14 Private Skilled Nursing Suites and Physical Therapy Center. 9th Ald. Dist.

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

The motion for referral suggested the following:

- Look at the potential for alternatives for the new parking lot, in

combination with existing surface parking to reduce the amount of impervious area and provide efficiency.

- Study the two parking pads at the side of the addition, as well as requesting the Fire Department to look at ways of reducing the width of the 26-foot stall to introduce parallel parking.
- Investigate the proportions of the columns on the second floor.

12. [23782](#)

2501 West Beltline Highway - Comprehensive Design Review, Amendment to Existing Sign Package for "Arbor Gate." 14th Ald. Dist.

**A motion was made by Harrington, seconded by Rummel, to Reject. The motion passed by the following vote:**

- Excused:** 2 -  
Huggins and Slayton
- Ayes:** 3 -  
Smith; Harrington and Rummel
- Noes:** 2 -  
O'Kroley and Lufler, Jr.
- Abstentions:** 1 -  
Barnett
- Non Voting:** 1 -  
Wagner

**BUSINESS BY MEMBERS**

None.

**ADJOURNMENT**

The meeting was Adjourned by unanimous consent at 10:38 p.m.