



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, February 29, 2012

4:30 PM

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

CALL TO ORDER / ROLL CALL

- Present:** 5 -
Dawn O. O'Kroley; Melissa R. Huggins; Richard L. Slayton; R. Richard Wagner and Henry S. Lufler, Jr.
- Excused:** 3 -
Marsha A. Rummel; Todd R. Barnett and John A. Harrington

PUBLIC COMMENT

Stu Levitan, on behalf of the Landmarks Commission gave a brief update on what the Commission has done regarding the Block 100 proposal. There are several design issues, while they recognize that the greater responsibility for the design is the Urban Design Commission; there are aspects in the Zoning Code that the Landmarks Commission is required to advise them on. Of special concern to the Landmarks are the following:

The Vallender building: A historically appropriate design is more appropriate in that space rather than a contemporary design.

The Buell building: Members and staff felt that the addition as currently designed is so large as to be visually intrusive on the landmarked Castle & Doyle building. The Commission did not have a particular alternative to advance; the color, design and overhang is contrary to the historic preservation they are charged with.

He noted the Landmarks Commission voted to advise the Plan Commission that the Fairchild building does have historic value and recommend it not be demolished. It is historically relevant to have that building remain on the corner because of the architectural and cultural link of the time period. The Kessenich building was built in 1923, the Fairchild in 1925. The MG&E building has been lost, if the Fairchild building is lost we will lose a cultural and architectural link to our past.

Their highest priority is the preservation of the Schubert building. The Landmarks Commission explicitly did not vote on this because it would have been rejected and gone to the Common Council, which would be contrary to trying to work this out in a manner that will get a project built. The Landmarks Commission is not motivated by trying to kill this project; they are trying to improve this project to make it something everyone can celebrate and endorse. His plea on behalf of the Landmarks Commission is to recognize their concerns about the Vallender building, the Buell building and the Schubert

building. It is the hope of the Landmarks Commission that the Urban Design Commission can guide the project team in its design revisions to an end that the Landmarks Commission can endorse.

Staff's (Amy Scanlon) evaluation of the Vallender building was that the physical integrity had been so compromised that we really could not in good conscience recommend not replacing the building. The project team had made a convincing case that it needed to be replaced.

Wagner inquired if there is a contemporary style that would work as a juxtaposition to this?

Levitan responded that they have had this debate a lot at the Commission. They are developing an attitude that if something is being built in a neighborhood where there is an identifiable architectural style and it's being built on a vacant lot then we go a-historical. Their attitude in this instance is that this is replacing something that has been there as part of the perceived architectural history of that block, it is ingrained in our collective consciousness and is not something that should be contemporary.

DISCLOSURES AND RECUSALS

UNFINISHED BUSINESS

1. [24468](#) A Resolution Adopting the Downtown Plan as a Supplement to the City of Madison Comprehensive Plan.

A motion was made by Huggins, seconded by Slayton, to Return to Lead with the Recommendation for Approval to the Department of Planning and Community and Economic Development. The motion passed by voice vote/other.

ADJOURNMENT

The meeting was Adjourned at 5:45 p.m. by unanimous consent.