



# City of Madison

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

## Meeting Minutes - Approved URBAN DESIGN COMMISSION

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Wednesday, August 7, 2013

4:30 PM

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

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### CALL TO ORDER / ROLL CALL

DeChant arrived at 6:02 p.m. during Item No. 7.

**Present:** 6 -

Dawn O. O'Kroley; Cliff Goodhart; Richard L. Slayton; Melissa R. Huggins;  
Henry S. Lufler, Jr. and R. Richard Wagner

**Excused:** 3 -

Lauren Cnare; John A. Harrington and Thomas A. DeChant

### APPROVAL OF MINUTES

**A motion was made by O'Kroley, seconded by Slayton, to Approve the Minutes of July 24, 2013. The motion passed by voice vote/other.**

### PUBLIC COMMENT

None.

### DISCLOSURES AND RECUSALS

Huggins disclosed a past relationship with Meriter in relation to Item No. 7. Wagner and Lufler recused themselves on Item No. 9.

### SECRETARY'S REPORT/AGENDA OVERVIEW

### SPECIAL ITEMS OF BUSINESS

1. [31110](#) Amending Section 33.24(4)(f) of the Madison General Ordinances to eliminate overlap between the Big Box Ordinance and the new zoning code.

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

2. [31108](#) Amending Sections 28.142 and 28.211 of the Madison General Ordinances to update various landscaping and screening requirements and create a definition for hedges.

The motion noted that the Commission may have additional comments after their meeting of August 28, 2013. Wagner noted that it's an approval recommending the Plan Commission take it up with a note that the Urban Design Commission may have some additional comments on the 28th.

**A motion was made by Slayton, seconded by Lufler, Jr., to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.**

3. [31085](#) Report of the Facade Improvement Grant Staff Team - 827 East Johnson Street, "The Spot." 2nd Ald. Dist.

This item was approved as a consent item.

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

#### **PUBLIC HEARING ITEMS**

4. [30979](#) 2302-2348 East Springs Drive - Comprehensive Design Review Including a Building Alteration for "Ashley Furniture" in a Planned Multi-Use Site. 17th Ald. Dist.

This item was approved as a consent item.

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

5. [29740](#) 698 South Whitney Way - Comprehensive Design Review for "Taco Bell" in UDD No. 3. 19th Ald. Dist.

The motion provided for the removal of at least one or two parking stalls to enhance the corner entry/greenspace, and return of the project for approval on lighting and signage plans.

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

#### **UNFINISHED BUSINESS**

6. [30040](#) 441 North Frances Street - Mixed-Use in the Downtown Core District with 25,000-30,000 Square Feet of Retail and 250-300 Residences in the Downtown Core ("The Hub"). 4th Ald. Dist.

The motion noted that the lighting and signage plans will return to the Commission.

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

#### **ROLL CALL**

**Present:** 7 -

Dawn O. O'Kroley; Cliff Goodhart; Richard L. Slayton; Melissa R. Huggins; Henry S. Lufler, Jr.; R. Richard Wagner and Thomas A. DeChant

**Excused:** 2 -

Lauren Cnare and John A. Harrington

7. [29811](#) 210 (212) South Brooks Street - Amended PD for "Longfellow School" Adaptive Reuse and New Apartment Complex. 13th Ald. Dist.

The motion required that the applicant bring back building base treatment materials along with the trellis details and relook at sequencing to the main entry and large volume window treatment of the south elevation.

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

8. [30769](#) 610 John Nolen Drive - Construction of a New Four-Story, 111-Room Holiday Inn Express in UDD No. 1. 14th Ald. Dist.

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

9. [29495](#) 425 West Washington Avenue - Mixed-Unit Development in the UMX District Known as "The Washington Plaza." 4th Ald. Dist.

The motion required address of moving the building back, resolve of the "bland" appearance of the building's façade and to make the West Washington Avenue's elevation's upper façade more iconic.

**A motion was made by Huggins, seconded by DeChant, to Grant Initial Approval. The motion passed by the following vote:**

**Ayes:** 5 -

Cliff Goodhart; Richard L. Slayton; Melissa R. Huggins; Henry S. Lufler, Jr. and Thomas A. DeChant

**Noes:** 1 -

Dawn O. O'Kroley

**Excused:** 2 -

Lauren Cnare and John A. Harrington

**Non Voting:** 1 -

R. Richard Wagner

- [31146](#) 501, 509 & 517 Commerce Drive - Amended PD(GDP-SIP) for Sixty-Units of Assisted Living, Revised Plans. 9th Ald. Dist.

**NEW BUSINESS**

11. [31109](#) 901 East Washington Avenue - New Construction of a 5-Story Addition to the Klueter Grocery Warehouse and Parking Facilities in UDD No. 8. 6th Ald. Dist.

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

12. [31111](#) 900 John Nolen Drive - Mixed-Use Commercial and Residential Building in UDD No. 1. 14th Ald. Dist.

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

13. [31103](#) 502 Apollo Way - PD-SIP, Apartment Building with 105 Dwelling Units.

3rd Ald. Dist.

The Urban Design Commission Received an Informational Presentation

**ADDITIONAL UNFINISHED BUSINESS**

14. [30033](#) 1613 North Sherman Avenue - Well No. 7 Reconstruction Project. 12th Ald. Dist.  
The motion provided for the use of bark mulch with stone only at entryways with no weed barrier.  
**A motion was made by Huggins, seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other.**

**BUSINESS BY MEMBERS**

None.

**ADJOURNMENT**

The meeting was Adjourned at 9:47 p.m. by unanimous consent.