



City of Madison

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

Wednesday, February 5, 2014

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 -

Lauren Cnare; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington;
Richard L. Slayton; Melissa R. Huggins and R. Richard Wagner

Excused: 1 -

Thomas A. DeChant

APPROVAL OF MINUTES

A motion was made by Cnare, seconded by Huggins, to Approve the Minutes of January 22, 2014. The motion passed by voice vote/other.

PUBLIC COMMENT

Brenda Konkell requested that Item No. 7 (2046-2050 East Johnson Street) be taken up at either 7:30 p.m. or earlier due to the neighborhood meeting being held from 6:30-7:15 p.m. The Chair responded that a number of items have been removed from the agenda and that might be possible.

DISCLOSURES AND RECUSALS

SECRETARY'S REPORT/AGENDA OVERVIEW

Ald. Zellers requested that Item No. 4 be moved to the head of the Agenda.

PUBLIC HEARING ITEMS

4. [32645](#) Accepting the report of the Lamp House Block Ad Hoc Plan Committee.

The Urban Design Commission recommended approval with the following amendments:

1. All of the Landmarks Commission recommendations, including:
 - a. The preservation map on Page 14 shall be removed and replaced by the map on Page 9.
 - b. On Page 14, remove the first two sentences in the second paragraph under Preservation relating to the removed map.
 - c. In the resolution, in the first whereas clause, add the language, "a designated City of Madison Landmark" after the words "Lamp House."
 - d. In the second to last clause, add "as a supplement to the City's Downtown Plan" to the end of the clause.
2. Add the Historic Resources report as prepared by the Preservation Planner attached as a physical amendment to the report.
3. Explore expanding the adjacent TID to cover this block.
4. The Urban Design Commission notes that massing diagrams in the report are not approved as meeting

design criteria but are suggestions of a future outside range for applications.

5. Change diagrams to show any potential bonus stories as transparent.

6. Present diagrams to the Plan Commission that show future development both with and without the bonus stories.

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

1. [32820](#)

3009 University Avenue & 3118 Harvey Street - Site Improvements, Construction of Carports and Change of Parking Facilities Layout in UDD No. 6. 5th Ald. Dist.

The motion provided for the following:

- Bring back a landscape plan that deals with the backing up issue.
- Reduction in the amount of impervious area in favor of more landscaping both interior and peripheral to the site.
- Look into increased stormwater management.
- Consider flat roofs for potential green roof trays.

A motion was made by Harrington, seconded by O'Krole, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

2. [32089](#)

802, 854 East Washington Avenue (800 North Block) - Mixed-Use Development with Commercial (Including a Grocery Store), Office and Residential Components in UDD No. 8. 2nd Ald. Dist.

A motion was made by O'Krole, seconded by Slayton, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

SPECIAL ITEMS OF BUSINESS

3. [32635](#)

Adopting the *University Avenue Corridor Plan* and the goals, recommendations, and implementation steps contained therein as a supplement to the City's *Comprehensive Plan*.

A motion was made by O'Krole, seconded by Slayton, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

UNFINISHED BUSINESS

5. [32846](#)

201 South Ingersoll Street - Proposed 20,000 Square Foot Skatepark at Central Park. 6th Ald. Dist.

The motion provided that the light poles be bronze or colored.

This item was approved as a consent item.

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

6. [24584](#)

741 East Mifflin Street/754 East Washington Avenue/10 North Livingston Street - PD(GDP-SIP), Amended Signage Plan for a Mixed-Use Development, Below Canopy Sign Type - The Constellation. 2nd Ald.

Dist.

The motion provided that all signage on the lower level shall be perpendicular and inclusion of the requirement that all other signage within the sign package be conforming to the provisions of Chapter 31, MGO beyond that specified within the approved sign package.

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

NEW BUSINESS

7. [32965](#) 2046/2050 East Johnson Street - Rezoning from NMX to PD(GDP-SIP) for Occupy Madison, Inc.'s "Tiny Houses." 12th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

8. [32969](#) 6701-6921 McKee Road - PD(SIP), Senior Housing Facility Consisting of Approximately 100-Units. 7th Ald. Dist.

A motion was made by O'Kroley, seconded by Slayton, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

March 26, 2014 Special Meeting: Signs on Ordinance Amendments.

The Secretary noted design issues with 149 East Wilson Street, and the idea of having the Directors talk more about these design issues directly to the Commission. The Urban Design Commission application is currently being re-written and there has been conversation about why initial versus final approval. He further added that many developers/applicants have issues with the new combined system of application format as it adds weeks onto the process. At the same time the need for Planning staff reports may not be there outside of talking about design issues. The development community has noted its need for informational presentations in order to better projects. They want to be able to ask for initial approval and be able to tweak their designs. The criteria that needs to be met for initial versus final approval are vastly different. To develop that finite level of detail doesn't usually happen at a lower stage of approval. Huggins suggested inviting them to one of their meetings to discuss these issues.

Wagner noted that the recent resignation of Hank Lufler as a Commissioner and elected Vice-Chair requires that election of officers should be scheduled for the next meeting.

ADJOURNMENT

The meeting was Adjourned at 7:43 p.m. by unanimous consent.