



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.co  
m

## Meeting Minutes - Approved URBAN DESIGN COMMISSION

---

Wednesday, January 9, 2008

4:30 PM

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

---

### CALL TO ORDER / ROLL CALL

**Present:** 8 -

Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton;  
Bonnie A. Cosgrove; R. Richard Wagner; Jay B. Ferm and Lou W.  
Host-Jablonski

**Excused:** 1 -

John A. Harrington

### APPROVAL OF MINUTES

**A motion was made by Slayton, seconded by Rummel, to Approve the Minutes.**

**Excused:** 1 -

John A. Harrington

**Ayes:** 6 -

Marsha A. Rummel; Todd R. Barnett; Richard L. Slayton; R. Richard  
Wagner; Jay B. Ferm and Lou W. Host-Jablonski

**Abstentions:** 2 -

Bruce F. Woods and Bonnie A. Cosgrove

### ANNOUNCEMENTS

### PUBLIC HEARING ITEM

### ROLL CALL

**Present:** 7 -

Todd R. Barnett; Bruce F. Woods; Richard L. Slayton; Bonnie A. Cosgrove;  
R. Richard Wagner; Jay B. Ferm and Lou W. Host-Jablonski

**Excused:** 2 -

Marsha A. Rummel and John A. Harrington

1. [08331](#) 1212 Sayle Street - Demolition and New Construction in UDD No. 1, City of  
Madison Traffic Engineering Warehouse Building. 13th Ald. Dist.

The motion for **REFERRAL** required address of the following:

- Provide alternative designs that better address and create a better façade for the Creek side elevation in addition to providing more details on existing site utilities. In addition, provide for increase of green space adjacent to the bike path with adjustments to areas located adjacent to the streets.
- Provide bike access across the site to connect with the bike path.
- Provide for alternative use of Creek-side façade to provide a sheltering opportunity neighborhood gathering and other amenities.

It was noted that the notion of land use was supported with the plans for the area with issues relevant to the design and site of the building still requiring further attention.

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

## **FACADE GRANT**

2. [08568](#) 11 North Allen Street - Facade Grant.

The motion for **REFERRAL** cited lack of sufficient detailed plans for consideration of alternatives to the façade treatment as sought by Thebert. The lack of a recommendation in the report by the Façade Grant Team on the alternative as well as the absence of a recommendation from Kitty Rankin, City Preservation Planner, on the alternative proposal for a project located within a Landmark District. The motion to refer also noted the following:

- Light should be of low voltage.
- Concern with the use of vinyl trimmed windows.
- Rendering and details of the project should be developed that show what is going where including details on doors and other improvements locations proposed with the project.

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

## ROLL CALL

**Present:** 8 -

Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton;  
Bonnie A. Cosgrove; R. Richard Wagner; Jay B. Ferm and Lou W.  
Host-Jablonski

**Excused:** 1 -

John A. Harrington

3. [07849](#) 3801 East Washington Avenue - Renovation and New Construction in Urban Design District No. 5, Grocery Store. 17th Ald. Dist.

The motion required address of the following:

- Issue with the photometric plan relevant to the quality of light washing off the building. Fixture cut sheets as well as the photometric plan should be detailed to address the issue.
- Need bike parking in front of tenant spaces A and B close to the building.
- Adjust radii of the driveway curb cut at Mendota Street; minimize to accommodate pedestrian safety, including the utilization of differential pavement treatment.
- Move bike parking southerly off of the northwesterly corner of the building more inward toward the main entry to the grocery to be more front and center.
- Need landscape worksheet and plant list schedule with sizes as required by ordinance with all canopy trees to be a minimum of 2 ½” caliper, with the points calculation confirming the project exceeds the minimum points requirement by 2-3 times the minimum code level, in addition to the plan’s need to be stamped by a registered landscape architect.
- A note shall be provided on the face of the plans that drive-up service to the pharmacy will not preclude use by bicyclists.
- The signage package is approved contingent on its consistency with all applicable requirements of the “Street Graphics Control Ordinance” with any variances to come back or appeals of the Zoning Administrator’s interpretation for future consideration by the Urban Design Commission.

**A motion was made by Wagner, seconded by Rummel, to Grant Final Approval.  
The motion passed by the following vote:**

**Excused:** 1 -

John A. Harrington

**Ayes:** 7 -

Bruce F. Woods; Richard L. Slayton; Bonnie A. Cosgrove; R. Richard Wagner; Jay B. Ferm; Lou W. Host-Jablonski and Marsha A. Rummel

**Noes:** 1 -

Todd R. Barnett

4. [08441](#) 1601-1739 Thierer Road - Modification to Previously Approved Uniform Sign Package and Minor Facade Alteration. 17th Ald. Dist.

The motion provided for approval of awnings with support rods spaced evenly per option plan two, with the mounting plate anchors moved up to courses (16”), along with the use of a 12” thick canopy.

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

5. [07527](#) 420/440 Henry Mall - Public Building, Biochemistry II. 8th Ald. Dist.
- The motion required a bike ramp be provided along the base of the railing of stairs within the pedestrian plaza area between the proposed addition and existing Biochemistry building.

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

6. [08185](#) 5101 Unity Way, Lot 1, Liberty Place, Planned Residential Development (P.R.D.), Eleven Duplex Structures. 16th Ald. Dist.
- The motion required the applicant to look at the building typology to create more of a rhythm.

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

#### ROLL CALL

**Present:** 7 -

Todd R. Barnett; Bruce F. Woods; Richard L. Slayton; Bonnie A. Cosgrove;  
R. Richard Wagner; Jay B. Ferm and Lou W. Host-Jablonski

**Excused:** 2 -

Marsha A. Rummel and John A. Harrington

7. [02772](#) 700 University Avenue - University Square, Comprehensive Signage Package for a Previously Approved PUD-SIP. 4th Ald. Dist.
- The motion provided for approval of the pedestrian-level blade signage package option as proposed.

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

#### ROLL CALL

**Present:** 8 -

Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton;  
Bonnie A. Cosgrove; R. Richard Wagner; Jay B. Ferm and Lou W.  
Host-Jablonski

**Excused:** 1 -

John A. Harrington

8. [07292](#) 430 West Dayton Street - Demolition of a House, Conversion of a Basement Into a Dwelling Unit in an Existing Three-Unit Building and the Construction of a New Three-Story House on the Rear of the Same Lot, PUD(GDP-SIP) 4th Ald. Dist.

The motion provided for approval of the first phase development only; the creation of an additional basement unit.

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

**NEW BUSINESS ITEMS**

- 9. [04800](#) 702 North Midvale Boulevard - PUD(SIP) Amendent #4. 11th Ald. Dist.

**The Urban Design Commission Received an Informational Presentation. The motion passed by voice vote/other.**

- 10. [07295](#) 1022 West Johnson Street - Demolish Two Houses for PUD(GDP-SIP) for a 14-Story, 163-Unit Apartment Building. 8th Ald. Dist.

The motion for final approval required address of the following:

- Eliminate the alternate planting beds along Mills Street to provide an opportunity for moped parking.
- Look at options to provide for a symmetrical planting plan for the front bed at the corner of Mills Street and Johnson Street or eliminate.
- Any signage considerations and details shall be provided to staff for final approval.

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

**Excused:** 1 -

John A. Harrington

**Ayes:** 5 -

Richard L. Slayton; Bonnie A. Cosgrove; Jay B. Ferm; Lou W. Host-Jablonski and Marsha A. Rummel

**Noes:** 2 -

R. Richard Wagner and Todd R. Barnett

**Abstentions:** 1 -

Bruce F. Woods

**UNFINISHED BUSINESS ITEMS**

- 11. [08666](#) 101-109 North Franklin Street - PUD (GDP) for the relocation of the Conklin House. 2nd Ald. Dist.

The motion for initial approval required address of the following:

- Discuss with City staff alternatives to the proposed surface parking lot as proposed to widen the driveway and provide for backing out of vehicles to

minimize the amount of pavement and provide more greenspace, to reduce the number of parking stalls, as well as alternatives to the surface parking lot as proposed, including the elimination of all parking on the combined sites.

- In addition, further consideration of the project should be provided following a neighborhood meeting that staff requested to investigate any further consideration by the Landmarks Commission.\*

\*Upon investigation, staff found that the Plan Commission approval of the relocation of the Conklin House and contingencies for the demolition of the remaining house (1022 West Johnson Street) on the site required no further consideration by the Landmarks Commission of any consideration for the approval of relocation sites for either of the two houses affiliated with the residential redevelopment.

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

**Excused:** 1 -

John A. Harrington

**Ayes:** 4 -

Richard L. Slayton; Bonnie A. Cosgrove; R. Richard Wagner and Lou W. Host-Jablonski

**Noes:** 3 -

Todd R. Barnett; Jay B. Ferm and Marsha A. Rummel

**Abstentions:** 1 -

Bruce F. Woods

12. [08458](#) 1920 South Park Street - Demolition and New Construction, "Taco Bell" Restaurant in UDD No. 7. 13th Ald. Dist.

**The Urban Design Commission Received an Informational Presentation. The motion passed by voice vote/other.**

13. [08668](#) 125 Randall Avenue - PUD for a 6-story Student Housing Project. 8th Ald. Dist.

The motion for referral required support for the general concept and further address of the following:

- Resolve issue with the need to provide for additional landscaping within the specific area of the site assigned for the restaurant according to its lease terms to provide for additional tree islands at an interval of every 10-12 stalls, including a landscape worksheet.
- Development of an exterior drop-off area at the entry with seating amenities.
- Look at a 2-story building or alternative where parts of the building are at two levels.
- Reexamine yellow tower element in regards for its use for signage and

function, as well as its integration with the overall architecture of the addition.

**A motion was made by Barnett, seconded by Rummel, to Refer to the URBAN DESIGN COMMISSION. The motion passed by the following vote:**

**Excused:** 1 -

John A. Harrington

**Ayes:** 7 -

Bruce F. Woods; Richard L. Slayton; Bonnie A. Cosgrove; R. Richard Wagner; Lou W. Host-Jablonski; Todd R. Barnett and Marsha A. Rummel

**Noes:** 1 -

Jay B. Ferm

14. [08547](#) 89 East Towne Mall - New Building Addition to a Planned Commercial Site for Buffalo Wild Wings. 17th Ald. Dist.

**The Urban Design Commission Received an Informational Presentation. The motion passed by voice vote/other.**

#### **ADJOURNMENT**

**A motion was made by Woods, seconded by Cosgrove, to Adjourn at 11:30 p.m. The motion passed by voice vote/other.**