



City of Madison

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Madison, WI 53703
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Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, February 13, 2008

4:30 PM

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

CALL TO ORDER / ROLL CALL

Rummel arrived at 4:40 p.m. after consideration of the minutes.

Present: 9 -

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

APPROVAL OF MINUTES

Staff recommended referral of approval due to the recent release of the minutes and reports to allow for additional time for the Commission's review. On a motion by Slayton, seconded by Woods, approval of the minutes of January 30, 2008 was referred to the meeting of February 27, 2008.

PUBLIC COMMENT

None.

ANNOUNCEMENTS

- Agenda amendments and overview.
- Cancellation of special meeting of February 6, 2008 due to snow storm with photo survey and discussion to be rescheduled for the special meeting of March 5, 2008. The Commissioners were reminded to forward their photo survey materials to Matt Tucker, Zoning Administrator.
- Handout of related materials on Agenda Item Nos. 4 and 5.
- Madison Solar Project/ Natural Step Update.

UNFINISHED BUSINESS

1. [06763](#) 1300 Block of University Avenue -- PUD(SIP), Wisconsin Institute for Discovery. 8th Ald. Dist.

The motion required address of the following:

- Allow for landscape buffer adjacent to bike lane along University Avenue.
- Consider plant material changes in response to the above stated comments with staff approval of the modifications.

- Create a back up list (alternatives) to primary plant list in order to provide flexibility and alternatives.
- Build ingress and egress access to the roof, the features and details to be reviewed by staff, in addition to accommodations to provide enhancements around the water feature.
- Add 50 additional bike stalls as well as coordination with the Union South project to off-set limits on providing more on-site bike parking.
- Adjust landscaping along the east side of Orchard Street to accommodate a sidewalk, in addition to looking at alternative pavement treatment such as compacted aggregate.
- Find an alternative for the 6"x12" asphalt pavers; an alternative friendly to the environment.
- Look at alternatives for a different bike rack, something more aesthetic more durable such as a "Dero" campus rack or something comparable.

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

A substitute motion by Ferm, seconded by Rummel to Grant Initial Approval failed. Voting in favor was Barnett, Ferm, Host-Jablonski and Rummel, with Woods, Slayton, Harrington, Cosgrove and Wagner voting no.

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

The motion required that additional landscaping be provided between the tower element of the relocated Conklin House and the one-stall surface parking area to be reviewed and approved by staff.

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

3. [05443](#) 733 County Road M - PUD-GDP for 66 Apartment Units. 9th Ald. Dist. (Tentative)

The motion for initial approval required address of the following:

- All issues relevant to pedestrian connectivity to adjacent sites shall be addressed at the SIP level, including the coloration of the building and material palette to depart from its current white/stark appearance.
- Relevant to the architecture the Commission noted its encouragement that something of architectural merit be provided at the SIP level relevant to the final form of the proposed residential structure in regards to detailing materials and fenestration.
- The applicant shall consult with staff prior to a return for final approval to ensure that all previous elements associated with this redevelopment proposal are reconstructed and organized as part of the fully detailed PUD-GDP packet for final approval by the Commission, including the previously reviewed tree study and analysis.

- Fully dimensioned and detailed site plans.
- Corrected text and notations relevant to the number of parking stalls as well as other consistent detailing relevant to the current extent of the project.

A substitute motion was made by Wagner, seconded by Cosgrove, to Grant Initial Approval. The motion passed by voice vote/other. The motion required

A prior motion by Barnett, seconded by Rummel for referral was withdrawn.

4. [04800](#) 702 North Midvale Boulevard - PUD(SIP) Amendent #4, Office/Retail Building.
11th Ald. Dist.

The motion for initial approval required address of the following:

- The design needs to be modified and come back in address of areas that relate to the upper courtyard and interface with the sidewalk and street along University Avenue.
- Provide details on how changes to the lower level parking and how it works with previous approved development in adjacent phases, as well as internally on the site.
- Look at stair tower and how it works to provide a better connection to the street and the upper open space plaza.

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

NEW BUSINESS

5. [09127](#) 1602 South Park Street - New Construction (Additional Parking Facilities) in Urban Design District No. 7. 13th Ald. Dist.

The Urban Design Commission Received an Informational Presentation.

6. [09118](#) 4802 Tradewinds Parkway - New Hotel in Urban Design District No. 1. 16th Ald. Dist.

The Urban Design Commission Received an Informational Presentation.

ADJOURNMENT

A motion was made by Barnett, seconded by Wagner, to Adjourn at 8:31 p.m.