



City of Madison

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

Wednesday, April 23, 2008

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 -

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

Excused: 2 -

Bruce F. Woods and Jay B. Ferm

APPROVAL OF MINUTES

A motion was made by Slayton, seconded by Cosgrove, to Refer the Minutes to the meeting of May 7, 2008. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

ANNOUNCEMENTS

- Agenda overview.
- Agenda timing issues.
- Reschedule Fire Access presentation previously planned for the meeting of May 7, 2008.

PUBLIC HEARING ITEM

1. [09842](#) 4617 Verona Avenue - Street Graphics Variance. 10th Ald. Dist.

The motion required the following:

- Drop the sign to be flush with the top of the brick masonry base with four tenant signs as presented.
- Removal of the 8' x 1' band atop the brick pier with the Auto Zone sign to be

equal to the width of the brick pier below with the “non-conforming” sign to be removed.

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

Excused: 2 -

Bruce F. Woods and Jay B. Ferm

Ayes: 6 -

Marsha A. Rummel; Todd R. Barnett; Richard L. Slayton; John A. Harrington; R. Richard Wagner and Lou W. Host-Jablonski

Noes: 1 -

Bonnie A. Cosgrove

SPECIAL ITEM OF BUSINESS

2. [10060](#) 2701 Atwood Avenue - Facade Improvement Grant Application for 2701 Atwood Avenue. 6th Ald. Dist.

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

3. [09234](#) Adopting the *Regent Street - South Campus Neighborhood Plan* and the goals, recommendations, and implementation steps contained therein as a supplement to the City's *Comprehensive Plan*.

The motion for referral required that a response be provided in regards to the following:

- The issue of the narrowing and reduction of lanes for traffic on Regent Street, in combination with a wider terrace for tree plantings and pedestrian oriented improvements.
- Provide a list of projects where bonus stories have been granted noting where they are located and criteria where City has authorized their use.

A motion was made by Wagner, seconded by Rummel, to Refer. The motion passed by voice vote/other.

UNFINISHED BUSINESS

4. [03450](#) 8201 Mayo Drive, Mixed-Use Development - PUD(SIP), Sign Package. 1st Ald. Dist.

The motion required the elimination of the use of the individual channel letter option (“B”) for commercial/retail use.

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

5. [06876](#) 333 West Washington Avenue - Amended PUD-SIP for a Hotel. 4th Ald. Dist.
- The motion required that windows on the projecting face be utilized on the return face (both east and west) with the rooftop element to go to the edge and be as wide as the three underlying bays of windows with the spandrel to be glass; jog on common arrangement.
- A motion was made by Slayton, seconded by Wagner, to Grant Final Approval.
The motion passed by the following vote:**
- Excused:** 3 -
Bruce F. Woods; Jay B. Ferm and Lou W. Host-Jablonski
- Ayes:** 5 -
Richard L. Slayton; John A. Harrington; Bonnie A. Cosgrove; R. Richard Wagner and Marsha A. Rummel
- Noes:** 1 -
Todd R. Barnett
6. [03554](#) 1723 Waldorf Boulevard - PUD(SIP), Sixty-Unit Condominium Development. 1st Ald. Dist.
- The motion for final approval was without the use of vinyl to be substituted with the use of a cement board siding or alternative wood composite material.
- A motion was made by Wagner, seconded by Barnett, to Grant Final Approval.
The motion passed by voice vote/other.**
7. [07751](#) 451 West Wilson Street & 315 South Bassett Street - PUD-GDP-SIP for a 40-Unit Apartment Building. 4th Ald. Dist.
- The motion for final approval required that the structural system for the building be adequate to handle a future green roof system with the membrane of the roof to be white reflective, with a change to the cable trellis as provided by Schreiber/Anderson & Associates, Inc., and a recommendation that the applicant provide space for a community car within the lower level parking structure.
- A motion was made by Barnett, seconded by Rummel, to Grant Final Approval.
The motion passed by voice vote/other.**
8. [09653](#) 303 North Hamilton Street - PUD-SIP for 69 Units in a New Building with 3-Units in an Existing Structure to Remain. 2nd Ald. Dist.
- The motion cited approval of utilization of the middle option for the entry/stair tower featuring wider window openings, in addition to the revised version of the street corner/balcony treatment.
- A motion was made by Barnett, seconded by Cosgrove, to Grant Final Approval.
The motion passed by voice vote/other.**

BREAK - 6:50 p.m.

9. [10055](#) 9313 Elderberry Road - PUD-GDP, Duplex, Townhouse and Multi-Family Development. 9th Ald. Dist.

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

10. [09853](#) 31 South Henry Street - PUD(GDP-SIP) to Remodel an Existing 3-Story Structure and Adding 3 Additional Stories to Accommodate 59 Apartment Units and 5,000 Sq. Ft. of First Floor Commercial Space. 4th Ald. Dist.

The motion required address of the following:

The West Washington frontage needs work, especially the stair tower transition, in addition to address of landscape comments relevant to the treatment of the courtyard area, including treatment of the lower level retail façade and the Henry Street door needs to be more interesting and architecturally compatible with the overall façade treatment, both existing and proposed.

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

11. [09862](#) 92 Golf Parkway - GDP-SIP for Two Duplex Condominium Buildings (Four Total Dwelling Units). 18th Ald. Dist.

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

12. [09861](#) 1507 Burningwood Way - PUD-GDP-SIP for Three Single-Family Homes and One Outlot. 18th Ald. Dist.

The motion for final approval required design guidelines be modified and be further developed and include coordinated building elevations, site plan, landscape plan and other relevant details that effectively provide for the development of each lot consistent with the “prairie style” architecture as proposed, at the same time provide some flexibility for individual development of each lot. In addition, the Commission recommended Ed Linville, the project’s architect be assigned to the architectural review committee for the development of these lots.

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

13. [10043](#) 515 South Midvale Boulevard - PUD-SIP, Phase 2, Sequoya Commons, 100 Apartments and Approximately 10,650 Square Feet of Retail. 11th Ald. Dist.

The motion required address of the following:

- Address the massing and signage issues associated with the stair tower, such

as consider rotating it to minimize its width parallel to the street, break up its blank façade with fenestration, and minimize its use for signage especially off of Caromar Drive.

- Address issues with the screening of windows with disproportionately sized landscape elements such as arborvitae and juniper.
- Address the setback issues relevant to the proposed 3-story version abutting Caromar Drive. If three stories is to be provided, setback is to be maintained as originally proposed.
- Look at alternatives to providing driveway entry in the modified location off of Caromar Drive. Investigate the feasibility of other potential driveway entries including on Midvale Boulevard as originally proposed, as well as from the shared surface parking lot abutting the building.
- Provide context as to project's location in the neighborhood across the street utilizing photographs, aerials and other resources.
- Provide a plant list which corresponds/coordinates plant quantities and species and planting types.
- Staff is to provide details of the overall PUD-GDP and PUD-SIP established as part of the record of approval process and recorded with further consideration by the Urban Design Commission, especially any previous or current written comments by the Traffic Engineer regarding the driveway access issue.
- Relative to the landscape plan the quantity on the plan doesn't match the species list, plant types don't match use areas. Consider alternatives to the use of arborvitae in front of windows as well as the use of oak, juniper based on issues with their size and proposed location of use.
- Consider moving building to provide building setback on Caromar consistent with adjacent building setbacks.

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

NEW BUSINESS

14. [10050](#) 701 & 737 Lorillard Court, 159-171 Proudfit Street - Two, Three-Story Office Buildings, Amended PUD(GDP-SIP). 4th Ald. Dist.

A motion was made by Harrington, seconded by Slayton, to Refer to the URBAN DESIGN COMMISSION at the applicant/staff's request. The motion passed by voice vote/other.

ADJOURNMENT

A motion was made by Cosgrove, seconded by Harrington, to Adjourn at 10:20 p.m. The motion passed by voice vote/other.