



City of Madison

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

Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, September 24, 2008

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 8 -

Lou W. Host-Jablonski; Dawn O. Weber; Ronald S. Luskin; Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton and John A. Harrington

Excused: 2 -

Jay B. Ferm and R. Richard Wagner

APPROVAL OF MINUTES

A motion was made by Rummel, seconded by Woods to Approve the Minutes. The motion passed by voice vote/other. The correction was noted that Luskin did not vote on the Minutes for the meeting of September 3, 2008.

PUBLIC COMMENT

ANNOUNCEMENTS

SPECIAL ITEM OF BUSINESS

1. [12030](#) 501 State Street - Facade Improvement Grant Application. 4th Ald. Dist.

The motion required the following:

1. That the entry door on State Street be enhanced as an entry, including the panel above the door;
2. That the size, color, and design of the front door be more appropriate to the period of the building;
3. That the applicant explore options for enhancing the upper-story windows, including painting, replacing, and other options.

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

PUBLIC HEARING ITEMS

2. [11810](#) 1127, 1291 North Sherman Avenue - Facade and Site Renovations for Conditional Use/Planned Commercial Site and Comprehensive Design Review of Signage. 12th Ald. Dist.

The motion required the following:

1. That alternatives for larger tree islands be explored and a soils study be done to understand if stormwater infiltration is possible and desirable;
2. That the Urban Design Commission's strong support for the relocated driveway on Aberg Avenue be communicated to the Traffic Engineering Division;
3. That only one pylon sign, readable from both sides, be provided along Sherman Avenue, and that one sign, of some kind, be considered along Aberg Avenue;
4. That any pylon signs be studied regarding the number of tenant panels (including the one with leasing information) and specific information be provided regarding their locations.

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

3. [11320](#) 610 John Nolen Drive - Signage Variance for a New Hotel (Hilton Garden Inn) in Urban Design District No. 1, Hotel. 14th Ald. Dist.

The motion required the following:

1. That the signage on the side elevations be at least three brick courses above the belt course and at least three brick courses below the soffit and that they be offset to be closer to the front elevation. (Note: the Commission clarified that the sign block should be offset, but that the two lines of text could either be centered within that block or justified left or right).

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

UNFINISHED BUSINESS

4. [12032](#) 610 John Nolen Drive - New Construction of a Hotel (Hilton Garden Inn) in Urban Design District No. 1. 14th Ald. Dist.

The motion required the following:

1. That the photometrics plan be revised and approved by staff;
2. That the applicants look at using the striped area of the handicapped parking stall along the rear of the building also as a walkway, and converting the short sidewalk adjacent to that space into a tree island.

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

Excused: 2 -

Jay B. Ferm and R. Richard Wagner

- 5. [10903](#) 2202-2224 South Park Street - Master Plan Update/Revision, Modifications to a Planned Commercial Site (The Villager Mall) in Urban Design District No. 7. Ald. Dist. 14.

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

Excused: 2 -

Jay B. Ferm and R. Richard Wagner

Ayes: 7 -

Dawn O. Weber; Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton; John A. Harrington and Lou W. Host-Jablonski

Abstentions: 1 -

Ronald S. Luskin

- 6. [11468](#) 2200 South Park Street - Modifications to Previously Approved Plans for The Urban League/Public Library Building in Urban Design District No. 7. 14th Ald. Dist.

The motion required the following:

1. Better integrating the service door on Park Street into the vertical design of the stair tower;
2. A material sample of the darker colored masonry units.

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

- 7. [10043](#) 515 South Midvale Boulevard - PUD-SIP, Phase 2, Sequoya Commons, 100 Apartments and Approximately 10,650 Square Feet of Retail. 11th Ald. Dist.

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

- 8. [10258](#) 4021 Grand Crossing Road - Amended PUD-GDP for Retail, Mixed-Use, Large Retail and Office, and a Multiple Venue Movie Theater Complex. 17th Ald. Dist.

The motion required the following:

1. Locating the theater so that it is the hub of the overall development (it was noted that this could possibly be achieved in a linear fashion);
2. Rethinking the size and location of the parking lot behind the theater;
3. Pulling the two proposed larger retail stores closer to the center of the site;
4. Exploring a placeholder for a future parking structure (topography should also be considered);
5. Considering the orientation/design of the theater building in relation to the northwest winter winds;
6. Exploring placing a building, instead of the small parking lot, in front of the theater;
7. Enhancing the active spaces along the front of the theater.

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 -

Jay B. Ferm

Ayes: 5 -

Dawn O. Weber; Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods and John A. Harrington

Noes: 3 -

Ronald S. Luskin; Richard L. Slayton and Lou W. Host-Jablonski

NEW BUSINESS

- 9. [12027](#) 718 South Orchard Street - Additions to a Three-Unit on a Lot With a Coach House, Amended PUD(GDP-SIP). 13th Ald. Dist.

The Urban Design Commission Received an Informational Presentation.

- 10. [12028](#) 100 North Hamilton Street - Building/Facade Addition and Site Alteration in the C4 District. 4th Ald. Dist.

The motion required the following:

1. That a alternative materials for EIFS on the stair/elevator tower be explored with the goal of not adding any new EIFS to the building;
2. That the rooftop elements be revisited to either make them more in keeping with the architecture of the building or more playful;
3. That the project be referred to the Preservation Planner, or the Landmarks Commission if she deems it necessary.

A motion was made by Barnett, seconded by Rummel, to Grant Initial Approval. The motion passed by the following vote:

Excused: 2 -

Jay B. Ferm and R. Richard Wagner

Ayes: 6 -

Dawn O. Weber; Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton and John A. Harrington

Abstentions: 2 -

Lou W. Host-Jablonski and Ronald S. Luskin

- 11. [12023](#) 202 South Park Street - Meriter Campus Master Plan, PUD-GDP. 13th Ald. Dist.

The Urban Design Commission Received an Informational Presentation.

ADJOURNMENT

A motion was made by Rummel, seconded by Woods, to Adjourn at 11:10 p.m. The motion passed by voice vote/other.