



City of Madison
Meeting Minutes
Plan Commission Committee
Capitol Gateway Corridor Plan

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

Monday, December 10, 2007

5:30 p.m.

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

1. ROLL CALL

Present: Michael Basford, Tim Gruber, Lauren Cnare, Judy Olson, and Nan Fey.

Excused: Beth Whitaker

Michael Basford Chaired the meeting. Lauren Cnare was excused at 5:40 p.m.

Staff Present: Rebecca Cnare, Linda Horvath, and Brad Murphy

2. APPROVAL OF MINUTES from the meeting of November 26, 2007

On a motion by Olson, seconded by Fey, the minutes were approved as corrected. It was noted that Beth Whitaker was excused from the meeting of November 26, 2007 and that the spelling of Johanna Coenen should be corrected.

3. COMMITTEE DISCUSSION AND DECISION MAKING TO RESOLVE DIFFERENCES IN HEIGHT AND OTHER RECOMMENDATIONS WITHIN THE PLANS

The Committee first heard from those registered and wishing to speak.

- Johanna Coenen, 1340 Spaight Street, speaking neither in support nor opposition
- Curt Brink, 101 Acadia Drive, speaking neither in support nor opposition and available to answer questions
- Tom Marling, 1801 E. Washington Avenue, speaking neither in support nor opposition and available to answer questions
- Patrick McDonnell, 441 N. Paterson Street, speaking neither in support nor opposition and available to answer questions
- Dick Wagner, 739 Jenifer Street, speaking neither in support nor opposition and available to answer questions
- Marsha Rummel, 1029 Spaight Street, speaking neither in support nor opposition and available to answer questions

The Committee began its discussion by resolving the setback issues along East Main Street. The Committee, by consensus, established a 15-foot setback along the entire length of East Main Street. The Committee recommended that the terrace be increased generally between 1.5 and 2 feet to provide a minimum 5-foot street terrace wherever possible and that the utilities be placed underground.

The Committee then discussed the types of amenities that should be provided in order to achieve the bonus heights allowed by the plan where a range of building heights is provided. The Committee developed the following list:

- Connections – mid-block public and thru plazas
- Wide sidewalks
- Plazas (concentrate on Main and Mifflin Streets)

- Public art, pocket parks
- No blank walls, windows, doors
- Design, architecture
- Landscaping
- LEED certification
- Ground floor retail
- Housing mix (families with children)
- Building code, more sustainable buildings
- Affordability
- Historic preservation
- Parking reduction
 - No surface parking
 - biking
 - traffic reduction
 - shared parking
 - parking district
- Ground floor public access
- Design/architecture of upper floors
- Community rooms
- On-site daycare
- Building articulation
- Create greenspace on rooftops
- Mid-block alley parking
- Comprehensive block planning
- Other

The Committee decided that these bonus criteria should be considered when the revised standards for the Urban Design District are codified.

The Committee then made the following recommendations concerning building heights along East Washington Avenue. The Committee noted that, where a range is provided for, the heights above the low end of the range should be viewed as bonus stories which would be allowed in exchange for meeting certain criteria.

700 Block Mifflin Street Side:

- Block 2b: 8-10 stories

800 Block Mifflin Street Side:

- Block 3b: 8-10 stories

1000 Block Mifflin Street Side:

- Block 4b: 8-10 stories

600 Block Main Street Side:

- Block 10a: 12-15 stories
- Block 10b: 12-15 stories

700 Block Main Street Side:

- Block 11a: 12-15 stories
- Block 11b: 12-15 stories

800 Block Main Street Side:

- Block 12a: 12-15 stories
- Block 12b: 8-10 stories

900 Block Main Street Side:

- Block 13a: 12-15 stories
- Block 13b: 8-10 stories

1000 Block Main Street Side:

- Block 14a: 8-10 stories
- Block 14b: 6-8 stories

1100-1200 Block Main Street Side:

- 8-10 stories

1300 Block Main Street Side:

- Block 16: 8-10 stories

1400 Block Main Street Side:

- Block 17a: 4 stories
- Block 17b: 4 stories
- Block 17c: 6-8 stories

1500 Block Main Street Side:

- Block 18a: 4 stories on the river
- Block 18b: 4 stories
- Block 18c: 6-8 stories

The Committee divided Block 18a in the draft plan into two sub areas with a dividing line an equal distance between the Yahara River and the western edge of the railroad right-of-way. The Committee also recommended that the small parcels east of the railroad right-of-way fronting on First Street and East Washington Avenue be removed from the plan.

The Committee also reviewed the maximum façade/frontage heights recommended in the draft plans. The Committee recommended that the recommendations contained in the Draft East Washington Avenue Capitol Gateway Corridor Plan be approved as presented with the addition of a façade/frontage height for Block 18c on the 1500 Block of East Washington Avenue be 5 stories maximum.

Following the discussion and recommendations the Committee noted that it was forwarding a consensus recommendation containing all of the recommendations made by the Committee to the City's Plan Commission for consideration and is recommending the adoption of the East Washington Avenue Capitol Gateway Corridor Plan including its recommendations.

4. BUSINESS BY MEMBERS

None.

5. NEED FOR ADDITIONAL MEETINGS?

No meetings were scheduled. The Committee completed its work.

6. ADJOURNMENT

The meeting was adjourned at 8:45 p.m.