



# City of Madison

## Meeting Minutes - Final

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

### REGENT STREET-SOUTH CAMPUS PLAN STEERING COMMITTEE

---

Monday, July 30, 2007

6:00 PM

Neighborhood House Community Center  
Senior Room, 29 South Mills Street

---

#### 1. ROLL CALL

**Present:** Julia S. Kerr, Eli Judge, Robbie Webber, Anna M. Alberici, Jennifer J. Kilmer, Chris Beebe, Hanna Cook-Wallace, Melissa R. Huggins, Laura J. Gutknecht, Gary A. Brown, Gail A. Lobdell and Daniel Cornelius

**Excused:** Brian L. Solomon, Roger L. Charly, Charles A. Erickson, Andrew F. Heidt and Lauren M. Woods

#### 2. APPROVAL OF MINUTES - July 2, 2007

A motion was made by Judge, seconded by Webber, to Approve the Minutes as written. The motion passed by acclamation.

#### 3. REPORT ON PUBLIC MEETING

*Ken Maly (Vierbicher Assoc.) stated that approximately 35-40 people attended. He thought the meeting went well and heard many favorable comments regarding the direction of the plan. He stated that some topics that arose included the Monona Bay watershed, setbacks from the property lines, and the concept of creating a covered arcade along Regent St.*

*Maly stated that there were not many concerns expressed about the proposed height map, but there were a few comments that perhaps the height could be increased in the Regent St.-Park St. area and in the Regent St.-Monroe St.-Randall Ave. triangle. Cook-Wallace stated that the only concern she heard regarding heights was the transition area adjacent to the lower-density neighborhoods.*

*Other comments from the public meeting included the lack of green space for recreation north of Regent Street-- especially south of Dayton St. Many Committee members felt this is an important issue, particularly with increased residential densities.*

#### 4. DISCUSS TIMING FOR FOCUS GROUPS - ROUND #2

*Maly stated that they would like to receive input from the focus groups on: land use, heights, and initial design guidelines. The week of August 27 was targeted for these sessions. The Committee agreed to proceed with the focus groups.*

#### 5. DESIGN GUIDELINE DEVELOPMENT APPROACH

*Doug Hursh (Potter-Lawson) distributed excerpts from the Park Street Urban Design Guidelines to provide an example of the level of detail envisioned to be included in this plan. He stated that they would consider all of the input received and prepare an initial draft for the Committee to discuss. This draft should be done in approximately one month and can be sent to the Committee in advance of the next meeting if it is ready.*

*The Committee suggested adding Orchard St. to the areas requiring setbacks, as indicated by dashed lines on the map. The Committee discussed whether the lot depth and width on the south side of Regent St. between Monroe St. and Randall Ave. would support 4-story buildings, and requested that this be studied. Kerr emphasized that whatever is proposed for the south side of Regent St., the single-family homes in the 1500 block of Adams, Jefferson and Madison Streets need to be protected. The Committee suggested changing the map in the 4-story area between Randall Ave. and Mills St. to 3-stories south of the alley to transition into the lower scale neighborhood. The Committee agreed that heights should be expressed in stories with a maximum height expressed in feet.*

*The Committee discussed whether front yard setbacks should be allowed along Regent Street. Concepts discussed included: no setbacks, minimal setbacks, a range of setbacks, requiring a certain percentage of the building to be up to the front property line, and basing the setback on the width of the building. The consultants will study this further.*

*The Committee would like to explore providing bonuses for having buildings LEED certified, and/or for using certain stormwater management techniques.*

*The Committee would like to require ground floor retail uses in some areas to activate the street, and did not feel this should be done through the use of an arcade, since they are often create dark spaces that are hard to see into.*

*The Committee discussed the desire to have the recommendations of this plan support those in the UW Campus Master Plan. Brown felt that the current height suggestions are a couple stories taller than the UW Campus Master Plan, but since that plan anticipates taller floor-to-floor heights, they are generally consistent. The Charter Street power plant should be included in this plan as it is in the UW Campus Master Plan.*

*Questions were raised regarding plans for future park space in the area and whether there were funds available through the parks fund to purchase land. It was requested that the Parks Division share their plans for the area. It was also requested that City Engineering provide background regarding underground utilities to ensure the streetscape enhancements proposed are feasible. There is also a need to examine the condition of the railroad right-of-way.*

*It was suggested that the potential transit stop on Orchard St., at Union South, should be highlighted in the plan.*

## **6. OTHER BUSINESS**

*No additional business surveys have been received.*

*The next Steering Committee meeting will be on Wednesday, September 5 at 6:00 PM.*

## **7. ADJOURNMENT**

**The meeting was adjourned at 7:37 PM.**