



# City of Madison

## Meeting Minutes - Final

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

### REGENT STREET-SOUTH CAMPUS PLAN STEERING COMMITTEE

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Wednesday, October 10, 2007

6:00 PM

Neighborhood House Community Center  
Gymnasium, 29 South Mills Street

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#### 1. ROLL CALL

**Present:** Julia S. Kerr, Eli Judge, Robbie Webber, Anna M. Alberici, Roger L. Charly, Chris Beebe, Hanna Cook-Wallace, Laura J. Gutknecht, Andrew F. Heidt, Melissa R. Huggins, Gail A. Lobdell and Daniel Cornelius

**Excused:** Brian L. Solomon, Jennifer J. Kilmer, Charles A. Erickson and Gary A. Brown

#### 2. APPROVAL OF MINUTES - September 5, 2007

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

#### 3. REVIEW/DISCUSS DRAFT DESIGN GUIDELINES (INCLUDING STREETScape PLANS)

*Ken Maly (Vierbicher Associates) and Conlynn Goetsch (Potter-Lawson) gave an overview of the draft urban design guidelines section of the plan.*

*South Side of Regent St.: Randall Ave. - Mills St.*

*There was discussion about this segment, where the northern half of the blocks are proposed to be 4-stories in height and the southern half are proposed to be 3-stories. There were questions regarding the market feasibility and relationships to the adjacent neighborhood, which consists of predominately 2-story structures. A cross-section through one of these blocks was requested. Craig Stanley stated he felt that 4-story buildings are feasible, but the step down to 3-stories and stepback cause challenges. He characterized the issue as one of density vs. massing. It was suggested that the Steering Committee focus on the vision for the area and let the market respond accordingly.*

*North Side of Regent St.: Randall Ave. - Mills St.*

*There was also a brief discussion about this segment, which is proposed to be 6-stories in height, and whether this promoted redevelopment given the relatively shallow lot depths. Craig Stanley stated that he felt this was not overly problematic-- particularly if a developer has enough width along Regent St.*

*Southeast Corner of Regent St. & Monroe St.*

*This should be changed to 4-stories to correspond to the Monroe St. Plan.*

*Regent St./Park St. Intersection*

*It was suggested that language be included that would allow for flexibility in the story heights of hospital uses, but not change the overall height in feet. Bill Fruhling stated that the story heights in the plan are not limits, but rather a reference to explain how the maximum height in feet was determined. Also, it was suggested that perhaps buildings at this corner should be setback somewhat from the corner to provide better visibility for vehicles.*

*Regent St.: Relationship to College Ct./Fahrenbrook Ct./Spring St.*

*The Committee discussed the transition from the 10-story (maximum) heights proposed along Regent St. to the existing 3-5-story buildings in this area-- especially those along College Ct. These streets have very narrow rights-of-way, which does not provide much space for the transition. More information about fire equipment access was requested.*

*Stepbacks*

*The Committee reaffirmed the recommended stepbacks on internal streets as shown in the draft to allow more sunlight to reach the street and to make for a more inviting pedestrian environment.*

*Stormwater Management*

*The Committee again discussed establishing a higher standard for stormwater runoff management for the entire planning area to address water quality and flooding issues, especially given its location in the Monona Bay watershed. It was requested that information on the current standards be reported back at the next meeting.*

*Streetscape: Sidewalks*

*It was clarified that the plan proposes a 3-foot easement (not a dedication) be established along the front of each lot to provide a 5-foot sidewalk as well as a 6-foot amenity zone between the buildings and street. The Committee requested information on whether this approach has been used elsewhere in the city to serve as an example. There was also some question on whether this would be problematic for new development given the relatively shallow lot depths.*

*Streetscape: Orchard St.*

*The Committee felt that, although the area between the curb and property line was fine, that the proposal for the street needs to be revisited. In particular, the Committee did not support the two-way bike lane and wanted other options for slowing traffic.*

**4. INITIAL DISCUSSION ON PLANS FOR PUBLIC MEETING #4**

*This discussion will occur at the next meeting.*

**5. OTHER BUSINESS**

*There was no other business.*

**6. ADJOURNMENT**

**The meeting was adjourned at 8:00 PM.**