



City of Madison

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

Wednesday, October 16, 2019

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 153 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

- Present:** 7 - Syed Abbas; Lois H. Braun-Oddo; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Thomas A. DeChant and Craig D. Weisensel
- Excused:** 2 - Jessica Klehr and Rafeeq D. Asad

APPROVAL OF MINUTES

A motion was made by Weisensel, seconded by Braun-Oddo, to Approve the Minutes of October 2, 2019. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

None.

SECRETARY'S REPORT/AGENDA OVERVIEW

Janine Glaeser gave an overview of the projects.

PUBLIC HEARING ITEM

- 1.** [57621](#) 4706 E. Washington Avenue - Comprehensive Design Review Located in UDD No. 5. 17th Ald. Dist.

This item was approved as a consent item with the finding that all applicable standards are adequately addressed and with all the staff recommendations contained in the report.

A motion was made by DeChant, seconded by Braun-Oddo, to Grant Final Approval. The motion passed by voice vote/other.
- 2.** [56474](#) 630 E. Washington Avenue - Redevelopment of the Salvation Army Campus to Include Homeless Shelter with Support Services, Apartment Complex and Underground Parking in UDD No. 8. 2nd Ald. Dist.

Proceed to Plan Commission with recommendations of orientation of Mifflin street entries, operations, and scaling back trellis overhangs.

Conditions of Initial Approval for updated plans (10/16/19):

 - Confirmation that adjusted penthouse level meets 15' setback.
 - Confirmation that E. Mifflin Street meets the 20' maximum setback.

- Confirmation that the parking lot meets setback requirements.
- Respond to comments regarding the orientation of Mifflin Street walk-up entries, consider adding a gate and/or orienting them toward the courtyard. Keep "The Shield" apartment entry on E. Mifflin Street and carefully consider how to articulate the exterior elevation if the walk-up entries are moved.
- Provide more detail on building operational information, i.e. how people move through the site, hours of operation, where people wait to be accepted, where people go it not allowed on site, how people flow through the site, parking entrance queuing, etc.
- Eliminate smaller roof trellis detail on E. Mifflin Street and scale back the trellis overhang on E. Washington Avenue penthouse element.

Considerations and requested information for Final Approval:

- Stormwater - more detail on how it is being addressed i.e. pervious pavers, etc.
- Provide information on all existing and proposed trees, including street trees. Work with City Forestry on E. Washington Avenue, Blount Street and E. Mifflin Street terraces.
- Bring samples of exterior building materials. Provide quality materials that are well detailed and don't look like affordable housing.
- Study window patterns/configurations, corner vs. street elevation, continuity of glazing.
- Provide more detail on E. Washington Avenue elevation top of roof condition where the white metal panel stops at the top. Consider coping or banding detail.
- Provide more detail on sustainability measures, programs, i.e. Green Built Wisconsin, etc.
- Landscaping - replace Witch Hazel plan with other native planting.
- Confirm that the garage ventilation is not facing towards houses.

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

UNFINISHED BUSINESS

3. [56491](#) 5110 High Crossing Boulevard - New Development of a Four-Story, 95-Room Avid Hotel. 17th Ald. Dist.

The motion provided for address of the landscape comments as follows:

- Look at replacing the seed lawn shown in some areas with sod.
- Double the Spirea groupings in the tree islands.

A motion was made by Weisensel, seconded by Braun-Oddo, to Grant Final Approval. The motion passed by voice vote/other.

4. [52855](#) 4602 Cottage Grove Road - New Development of a Mixed-Use Building. 3rd Ald. Dist.

The motion provided for the following:

- The landscape plan shall have planting bed edges and delineations between what's plants and what's lawn.
- Swap out Stella de Oro Daylilies with another species.
- The few shrubs should be replaced with higher quality species.
- Swap out the Pear tree for something like Katsura or Red Buckeye.
- Swap out the current sedum for something like Matrona for more color.

A motion was made by Braun-Oddo, seconded by Abbas, to Grant Final Approval. The motion passed by voice vote/other.

5. [56978](#) 120 E. Lakeside Street - Signage Exception in UDD No. 1. 13th Ald. Dist.

This item was approved as a consent item with the finding that all applicable standards are adequately addressed and with all the staff recommendations contained in the report.

A motion was made by DeChant, seconded by Braun-Oddo, to Grant Final Approval. The motion passed by voice vote/other.

NEW BUSINESS

6. [57624](#) 209-261 Junction Road - Alteration to a Previously Approved Development at Prairie Towne Center. 9th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

7. [57620](#) 1835 Wright Street - Public Building, New Madison College Child and Family Center Operations. 12th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

BUSINESS BY MEMBERS

- Reminder of upcoming meetings (two in a row on October 30 and November 6).
- Scheduling of bootcamp trainings for signage from Zoning Staff on November 20, and Roberts' Rules of Order from Asst. City Attorney John Strange on December 11.
- Tom provided an update on the UW Design Review Board. The UDC will be seeing a new submittal from the Kohl Center in the near future.
- Janine Glaeser, Ald. Syed Abbas and Asst. City Attorney John Strange met to discuss the how to add sustainability to our processes/ordinances. It's still in process, there are a lot of questions, but once they have concrete information and some guidelines they will inform how this will affect the UDC's decisions moving forward. They are also looking at how to incentivize developers and how each Urban Design District may be affected.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.