



## Meeting Minutes - Approved URBAN DESIGN COMMISSION

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

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Wednesday, October 18, 2023

4:30 PM

Madison Municipal Building (MMB)  
Room 206

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### CALL TO ORDER / ROLL CALL

**Present:** 7 - Marsha A. Rummel; Kathryn (Wendy) von Below; Jessica Klehr; Cliff Goodhart; Shane A. Bernau; Christian J. Harper and Rafeeq D. Asad  
**Excused:** 1 - Russell S. Knudson

### APPROVAL OF MINUTES

**A motion was made by Harper, seconded by Rummel, to Approve the Minutes of September 20, 2023. The motion passed by voice vote/other.**

### PUBLIC COMMENT

1. [75183](#) Public Comment  
None.

### DISCLOSURES AND RECUSALS

Asad recused himself on Item No. 5. Bernau disclosed that he worked on the GDP for Item No. 2.

### AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

### PUBLIC HEARING ITEMS

2. [59852](#) 4716 Sheboygan Avenue - Major Amendment to an Existing Planned Development (PD) for a New Hotel in Madison Yards at Hill Farms in Urban Design District (UDD) 6. (District 11)  
The motion passed with the following conditions and finding:
  - The request return to the UDC for Final Approval.
  - The UDC finds that the VTAC units as described/designed are acceptable.
  - The UDC finds that the proposed surface parking lot as designed and screened is appropriate.
  - The screen wall shall be at lower in height and the materiality needs to be modified to be more open/permeable. The wall shall be designed with materials consistent with the building materials, including burnished block and faux wood fins. The wall location shall align with the building in plan view and datum.
  - The sun-loving, prairie style plants on the north side of the building shall be replaced with a more shade tolerant selection.
  - On the west elevation, northwest corner, the sea green juniper, should be replaced with something more vertical.

- Tree plantings located at the screen wall and between the loading area and the public lawn shall be at least a 2.5" caliper.
- Provide details on material transitions between the metal panel and fiber cement. Consideration should be given to incorporating treatments that provide more relief between the fiber cement and metal panel, including providing a wide trim piece around the window surround to break-up the transition.
- Lighting shall be revised to be consistent with MGO 29.36.
- Revise the west elevation to incorporate design details or material textures that break-up/minimize the blank expanses on the elevation.

**A motion was made by Asad, seconded by Rummel, to Grant Initial Approval.  
The motion passed by voice vote/other.**

### **SPECIAL ITEM OF BUSINESS**

3. [80252](#) Report of the Facade Grant Staff Team - 2190 Pennsylvania Avenue, Exterior Modifications to an Existing Building in Urban Design District (UDD) 4. (District 12)

The motion passed with the following conditions:

- Reduce the "top" material. One consideration could be to bring the wood look up into the "roof" to lighten up the mass of the dark material.
- If the planting bed is removed and replaced, use an alternate material for the planting beds - a simple steel that ties into the rest of the building would keep the modern design aesthetic.

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

### **UNFINISHED BUSINESS**

4. [76206](#) 307 E Wilson Street - Facade Alterations for Summit Credit Union in UMX Zoning. (District 4)

The motion passed with the following conditions:

- The three evergreens on the right side of the parking areas shall be an upright variety of yew, not a low spreading one.
- The bollard light fixture shall be 36" or less.

**A motion was made by Bernau, seconded by Asad, to Grant Final Approval.  
The motion passed by voice vote/other.**

### **INFORMATIONAL PRESENTATIONS**

5. [79954](#) 1814 and 1818 Parkside Drive - Imagination Center at Reindahl Park, City of Madison Public Library in Urban Design District (UDD) 5. (District 12)

**The Urban Design Commission Received an Informational Presentation**

6. [80306](#) 33 W Johnson Street - Planned Development (PD), New Mixed-Use Development. (District 4)

**The Urban Design Commission Received an Informational Presentation**

### **SCHEDULE OF MEETINGS**

**SECRETARY'S REPORT**

**BUSINESS BY MEMBERS**

7. [75615](#) 2023 Announcements, Questions and/or Considerations for Future Agendas (no other action to be taken under this item).

**ADJOURNMENT**

The meeting was adjourned at 7:31 p.m. by unanimous consent.