



City of Madison

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

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?*

Wednesday, November 8, 2023

4:30 PM

Virtual

CALL TO ORDER / ROLL CALL

Present: 6 - Marsha A. Rummel; Kathryn (Wendy) von Below; Jessica Klehr; Cliff Goodhart; Shane A. Bernau and Russell S. Knudson
Excused: 2 - Christian J. Harper and Rafeeq D. Asad

APPROVAL OF MINUTES

A motion was made by Klehr, seconded by von Below, to Approve the Minutes of November 1, 2023. The motion passed by voice vote/other.

PUBLIC COMMENT

1. [75183](#) Public Comment

Bill Connors addressed the Commission regarding UDC code changes.

DISCLOSURES AND RECUSALS

Knudson disclosed that he has worked with Dane County on engineering planning, but not specifically on Item #4. Asad disclosed that his firm worked on the architecture for Item #8.

AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

ROLL CALL

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

PUBLIC HEARING ITEMS

2. [80400](#) 6610 Seybold Road - Comprehensive Design Review of Signage (CDR). (District 19)

A motion was made by Klehr, seconded by Knudson, to Refer to the URBAN DESIGN COMMISSION meeting of November 29, 2023. The motion passed by voice vote/other.

3. [79716](#) 3007 University Avenue - Alteration to a Previously Approved Development Located in Urban Design District (UDD) 6. (District 5)

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 Bernau, seconded by von Below, to Grant Final Approval. The motion passed by voice vote/other.

UNFINISHED BUSINESS

4. [79469](#) 3087 Luds Lane - Public Building, Dane County Public Safety Communications Center. (District 16)

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.

The motion passed with the following:

- The applicant shall update the photometric plan to be consistent with MGO 29.36.
- This approval includes the site plan that does not include the drive aisle on the west side of the building.

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

5. [78514](#) 1904 Bartillon Drive - Public Building, City of Madison and Dane County Men's Homeless Shelter. (District 12)

The motion passed with the following findings/conditions:

- Overall, the Commission finds that the massing and site development plans are acceptable.
- Decrease the wall heights on the patio or incorporate lower sections that allow for visibility into/out of the patios.
- Provide materials samples and a final materials board as part of the Final Approval application.
- Look at the cohesiveness of the overall building design, including incorporating similar design elements and level of design across all elevations (i.e. color, windows, etc.).
- Revisit the design of canopies, including general mass, scale, porch walls and design of the canopies.
- Provide a fence detail and material giving consideration to utilizing a material and color that is more cohesive and complementary to the overall building design.
- Refine the composition of materials and transitions (i.e. limiting coplanar transitions, incorporating relief).
- Provide details of the green walls, including the plantings, trellis feature, and giving consideration to revising to be more consistent in design and composition across all green walls (i.e. spacing, orientation, organization, pattern, etc.).
- Provide a photometric plan and fixture cutsheets.
- Update the landscape plan to incorporate native plantings into the landscape plan.
- Update the landscape plan to reflect the use of bark mulch, not stone.
- The applicant shall provide higher quality - include details including north arrows.

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

6. [79237](#) 402 W Gorham Street - Building Addition in the Urban Mixed Use (UMX) Zoning. (District 2)

The motion passed with the following conditions:

- The applicant shall provide a landscape plan.
- The applicant shall provide a final materials board and samples of the final materials selections.
- The Gorham Street ground level elevation shall be revised to include architectural details appropriate for a commercial retail use entries. Consideration should be given to increasing the amount of glazing or incorporating a canopy element to create a hierarchy to the main entry, etc.
- The tower element at the corner of Broom and Gorham, shall be revised to be all one uniform color.
- The Gorham Street facing elevation shall be revised to reflect a smooth material versus a corrugated metal panel. Corrugated metal panel is acceptable on the southwest elevation.
- Revise the lighting plan to avoid the hot spots at the entry to create a more even 2.5 footcandle rating across the site.

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

7. [77926](#) 3100 E Washington Avenue - New Multi-Family Building in Urban Design District (UDD) 5. (District 12)

This item was referred at the request of the Alder.

A motion was made by Klehr, seconded by Knudson, to Refer to the URBAN DESIGN COMMISSION meeting of November 29, 2023. The motion passed by voice vote/other.

NEW BUSINESS

8. [80246](#) 4205 Portage Road - Major Alteration to a Previously Approved Conditional Use to Modify the Landscape Plan Condition of Approval of a Residential Building Complex. (District 17)

A motion was made by Bernau, seconded by Rummel, to make an advisory recommendation to the Plan Commission to Deny the request and uphold the original condition. The motion passed by voice vote/other.

Ayes: 5 - Marsha A. Rummel; Jessica Klehr; Shane A. Bernau; Rafeeq D. Asad and Russell S. Knudson

Noes: 1 - Kathryn (Wendy) von Below

Excused: 1 - Christian J. Harper

Non Voting: 1 - Cliff Goodhart

INFORMATIONAL PRESENTATION

- 9. [80425](#) 929 E Washington Avenue - Major Alteration to a Previously Approved Project in Urban Design District (UDD) 8. (District 6)
The Urban Design Commission Received an Informational Presentation

- 10. [80582](#) 1 & 15 Ellis Potter Court - Mixed-Use Development Located in Urban Design District (UDD) 2. (District 19)
The Urban Design Commission Received an Informational Presentation

SECRETARY'S REPORT

SCHEDULE OF UPCOMING MEETINGS

BUSINESS BY MEMBERS

- 11. [75615](#) 2023 Announcements, Questions and/or Considerations for Future Agendas (no other action to be taken under this item).

ADJOURNMENT

The meeting adjourned at 7:42 p.m. by unanimous consent.