



# 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?*

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Wednesday, September 20, 2023

4:30 PM

IN-PERSON  
215 Martin Luther King, Jr. Blvd.  
Room 206

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### CALL TO ORDER / ROLL CALL

**Present:** 6 - Marsha A. Rummel; Kathryn (Wendy) von Below; Cliff Goodhart; Shane A. Bernau; Christian J. Harper and Rafeeq D. Asad

**Excused:** 2 - Jessica Klehr and Russell S. Knudson

### APPROVAL OF MINUTES

**A motion was made by Harper, seconded by von Below, to Approve the Minutes of September 6, 2023. The motion passed by voice vote/other.**

### PUBLIC COMMENT

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

### DISCLOSURES AND RECUSALS

Bernau disclosed that he worked with the original project team with his previous employer on Item #6. Von Below recused herself on Item #6. Asad disclosed on Item #4 that he works for JLA Architects.

### AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

### PUBLIC HEARING ITEMS

2. [79617](#) 2909 Landmark Place - Signage Exception. 10th Alder Dist.

The motion passed with the condition that the sign be halo lit channel letters instead of white facing letters.

**A motion was made by Bernau, seconded by von Below, to Grant Final Approval with the condition that the sign be halo lit channel letters instead of white facing letters. The motion passed by the following vote:**

**Ayes:** 4 - Kathryn (Wendy) von Below; Shane A. Bernau; Christian J. Harper and Marsha A. Rummel

**Noes:** 1 - Rafeeq D. Asad

**Excused:** 2 - Jessica Klehr and Russell S. Knudson

**Non Voting:** 1 - Cliff Goodhart

3. [77926](#) 3100 E Washington Avenue - New Multi-Family Building in Urban Design District (UDD)  
5. 12th Ald. Dist.

The motion passed with the following conditions:

- Update the landscape plan notes to state that a new fence will be installed versus the existing fence material being reinstalled.
- Replanting the arborvitae along the northwest property line that is shared with adjacent residential properties.
- Updating the lighting plan shall be updated to match existing site plan and MGO 29.36.
- Provide a final materials board.
- Provide additional details shall be provided related to the application of materials and material transitions, including providing details that show the relief in the transitions between materials, detailing of the coping at the top of the building, etc.
- Provide perspectives and final design details for the building elevations that are interior to the site, including the "cube".
- Provide additional information regarding the site circulation in particular with regard to passenger vehicles and truck turning movements.

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

#### SPECIAL ITEM OF BUSINESS

4. [79845](#) Amending Section 33.24(15)(e)12. of the Madison General Ordinances to Update Development Standards within Block 2b of Urban Design District No. 8. (District 6)

**A motion was made by Asad, seconded by von Below, to Return to Lead with the Recommendation for Approval of the proposed text amendment to the PLAN COMMISSION. The motion passed by the following vote:**

**Ayes:** 4 - Marsha A. Rummel; Kathryn (Wendy) von Below; Shane A. Bernau and Rafeeq D. Asad

**Noes:** 1 - Christian J. Harper

**Excused:** 2 - Jessica Klehr and Russell S. Knudson

**Non Voting:** 1 - Cliff Goodhart

#### UNFINISHED BUSINESS

5. [70108](#) 139 W. Wilson Street - New Residential Building in UMX Zoning. 4th Ald. Dist.

The motion passed with consideration of the following comments;

- Study and make revisions to the main building entry as noted in the UDC comments,
- Study and make revisions to all façade elevations so they are in conformance with the design guidelines for this district and the comments given, including integrating all materials including the Long Board metal panels on all elevations, and as it relates to the size and location of the windows and voids,
- Study the access out to the lake and the connection between the loading and parking area

- and access, especially as it relates to loading and the pedestrian pathway,
- Provide details that show how the wall packs are integrated into the architecture, and
  - Provide additional information on the site lighting, including footcandle and temperature ratings.
  - The Commission's motion included the noting that the UDC does not have strong concerns about the projections into the Capitol View Preservation Height Limitation given the location of the projection near the street side of the building.

**A motion was made by Bernau, seconded by Asad, to Refer consideration of this item to a future URBAN DESIGN COMMISSION meeting. The motion passed by the following vote:**

**Ayes:** 4 - Marsha A. Rummel; Shane A. Bernau; Christian J. Harper and Rafeeq D. Asad

**Noes:** 1 - Kathryn (Wendy) von Below

**Excused:** 2 - Jessica Klehr and Russell S. Knudson

**Non Voting:** 1 - Cliff Goodhart

## ROLL CALL

**Present:** 5 - Marsha A. Rummel; Kathryn (Wendy) von Below; Cliff Goodhart; Christian J. Harper and Rafeeq D. Asad

**Excused:** 3 - Jessica Klehr; Shane A. Bernau and Russell S. Knudson

### 6. [77005](#)

20, 22, 30 N Carroll Street - Public Building, New Wisconsin History Center in the Downtown Core (DC) District. 4th Ald. Dist.

The motion passed with the findings that the new animation, as presented, showed a building that has substantially more weathered zinc in certain perspectives than what was previously presented, including as viewed from the pedestrian level, and that the architectural lighting is appropriate.

**A motion was made by Asad, seconded by Harper, to Grant Final Approval with the findings that the new animation, as presented, showed a building that has substantially more weathered zinc in certain perspectives than what was previously presented, including as viewed from the pedestrian level, and that the architectural lighting is appropriate. The motion passed by the following vote:**

**Ayes:** 3 - Cliff Goodhart; Christian J. Harper and Rafeeq D. Asad

**Noes:** 1 - Marsha A. Rummel

**Recused:** 1 - Kathryn (Wendy) von Below

**Excused:** 3 - Jessica Klehr; Shane A. Bernau and Russell S. Knudson

## NEW BUSINESS

### 7. [79616](#)

229 West Towne Mall - Exterior Renovation of a Planned Multi-Use Site. 9th Alder Dist.

The motion passed with the following conditions:

- Address the comments related to mass/proportions of EIFS area, including minimizing the EIFS expanse to be more in portion of the base of the building, including bringing down the parapet height or incorporating the Nichiha panel to create a frame,
- Finessing the signable areas to be proportional to EIFS area,
- Enhancing the entrance into something more dynamic and less plain than is currently pictured,
- Making adjustments to the landscape plan as noted in comments, including utilizing a different path surface than crushed gravel, removing the remaining callery pear and replacing it with another tree species, and updating the landscape plant schedule to reflect only the plantings on the plan.

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

**INFORMATIONAL PRESENTATION**

8. [79707](#) 134, 140, 148, 150 S Blair Street/506, 508, 510, 514, 516, 518, 522 E Wilson Street - New Residential Building and Hotel. 6th Alder Dist.

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

**SECRETARY'S REPORT**

**SCHEDULE OF MEETINGS**

**BUSINESS BY MEMBERS**

9. [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 9:22 p.m. by unanimous consent.**