



City of Madison

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

Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, July 17, 2019

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 - Syed Abbas; Jessica Klehr; Cliff Goodhart; Christian J. Harper; Rafeeq D. Asad; Thomas A. DeChant and R. Richard Wagner

Excused: 3 - Lois H. Braun-Oddo; Shane A. Bernau and Craig D. Weisensel

APPROVAL OF MINUTES

A motion was made by DeChant, seconded by Harper, to Approve the Minutes of June 26, 2019. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

Asad recused himself on Item No. 9.

SECRETARY'S REPORT/AGENDA OVERVIEW

Janine Glaeser gave an overview of the projects.

PUBLIC HEARING ITEMS

1. [56307](#) 5202 Cottage Grove Road - Signage Variance for Messiah Lutheran Church. 3rd 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 Goodhart, seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other.

2. [56309](#) 3739 E. Washington Avenue - Signage Exception for Discount Tire. 17th Ald. Dist.

A motion was made by Goodhart, seconded by DeChant, to Refer to the URBAN DESIGN COMMISSION meeting of July 31, 2019 at the request of the applicant. The motion passed by voice vote/other.

SPECIAL ITEMS OF BUSINESS

3. [56492](#) Report of the Facade Grant Staff Team - 1304 E. Washington Avenue, The Baldwin Street Grille. 2nd Ald. Dist.

The motion noted the following:

- Add thickness to the parapet, a couple feet of depth.
- Make all window mullions consistent.
- Encouraged to investigate mural on the north facade.
- Encourage a policy for smokers.

A motion was made by Goodhart, seconded by Klehr, to Accepted the Report of the Facade Grant Staff Team. The motion passed by voice vote/other.

Items 4 and 5 should be taken together. The applicant has withdrawn their application.

4. [56465](#) Creating Section 28.022 - 00399 of the Madison General Ordinances to approve a Planned Development District at property located at 506-518 E. Wilson St. & 134-148 S. Blair St., 6th Aldermanic District, to approve a General Development Plan, and creating Section 28.022 - 00400 to approve a Specific Implementation Plan.

A motion was made by DeChant, seconded by Klehr, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.

5. [55518](#) 134-140 S. Blair Street & 506-518 E. Wilson Street - New Development Consisting of Residential Units, Commercial Space and Internal Structured Parking. 6th Ald. Dist.

A motion was made by DeChant, seconded by Klehr, to Place On File Without Prejudice. The motion passed by voice vote/other.

UNFINISHED BUSINESS

6. [54630](#) 2810 Hickory Ridge Road (aka 7801 Raymond Road) - Lot 11 Glacier Valley. 7th Ald. Dist.

The motion noted the following:

- Rework of the corner element on Building #7 to be reviewed by staff.
- Eliminate stone mulch where plantings are used.
- Switch out the Pear trees for another species.

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

7. [55695](#) 9910 Peach Leaf Lane - Residential Building Complex Consisting of 15 Cottages Within the Chapel View Neighborhood. 9th Ald. Dist.

A motion was made by DeChant, seconded by Goodhart, to Grant Final

Approval. The motion passed by the following vote:

Ayes: 5 - Syed Abbas; Jessica Klehr; Cliff Goodhart; Christian J. Harper and Thomas A. DeChant

Noes: 1 - Rafeeq D. Asad

Excused: 3 - Lois H. Braun-Oddo; Shane A. Bernau and Craig D. Weisensel

Non Voting: 1 - R. Richard Wagner

8. [55696](#) 624 Burnt Sienna Drive - Residential Building Complex Consisting of 13 Cottages Within the Chapel View Neighborhood. 9th Ald. Dist.

A motion was made by DeChant, seconded by Goodhart, to Grant Final Approval. The motion passed by the following vote:

Ayes: 5 - Jessica Klehr; Cliff Goodhart; Christian J. Harper; Thomas A. DeChant and Syed Abbas

Noes: 1 - Rafeeq D. Asad

Excused: 3 - Lois H. Braun-Oddo; Shane A. Bernau and Craig D. Weisensel

Non Voting: 1 - R. Richard Wagner

NEW BUSINESS

9. [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.

The Urban Design Commission Received an Informational Presentation

10. [56491](#) 5110 High Crossing Boulevard - New Development of a Four-Story, 95-Room Avid Hotel. 17th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

BUSINESS BY MEMBERS

The UDC Secretary shared information on small cell design guidelines. She has been working with people from Public Works, Engineering, IT to talk about design guidelines and how this affects our urban design districts, historic district and the city as a whole. Small cell facilities are the possible future of 5G, in more locations with smaller equipment. We need to regulate how it works in the public right-of-way, make sure the locations are consistent and aesthetic. Unfortunately our hands are rather tied due to legislation, but we can create guidelines for things like how high off the ground and how often. She shared photos of what these could look like on light poles and utility poles. Federal law requires the City to open up its infrastructure and was enacted into law on July 10, 2019. Engineering has created a permit so they can be reviewed to be sure they follow these design guidelines. Our current poles aren't strong enough to hold a lot of this equipment, so the applicant will be required to pay for a new pole. There are health concerns because there

hasn't been a lot of research on this.

City of Madison's small cell website information and presentation:

<https://www.cityofmadison.com/city-hall/city-initiatives-and-projects/small-cell-infrastructure>

ADJOURNMENT

The meeting was adjourned at 6:25 p.m. by unanimous consent.