



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, December 13, 2023

4:30 PM

Virtual

CALL TO ORDER / ROLL CALL

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

APPROVAL OF MINUTES

A motion was made by Klehr, seconded by von Below, to Approve the Minutes of November 29, 2023. The motion passed by voice vote/other.

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

PUBLIC COMMENT

1. [75183](#) Public Comment
None

DISCLOSURES AND RECUSALS

None

AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

PUBLIC HEARING ITEMS

2. [80807](#) 5433 Wayne Terrace - Comprehensive Design Review (CDR) of Signage. (District 17)
The motion passed with the following conditions:
 - The proposed monument sign shall not be included as part of the signage package.
 - The applicant shall explore alternatives such as directional signage to enter that parking area. Directional signage shall be reviewed by staff unless staff determines it to require UDC review and that the directional signage shall comply with Chapter 31.

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

3. [80826](#) 823 E Washington Avenue - Modifications to a Previously Approved Building to add Architectural Accent Lighting Located in Urban Design District (UDD) 8. (District 6)
- 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 von Below, seconded by Klehr, to Grant Final Approval. The motion passed by voice vote/other.

4. [80869](#) 660 S Whitney Way - Comprehensive Design Review of Signage (CDR) Located in Urban Design District (UDD) 3. (District 19)

A motion was made by Bernau, seconded by von Below, to Refer to the URBAN DESIGN COMMISSION meeting of January 10, 2024. The motion passed by voice vote/other.

UNFINISHED BUSINESS

5. [78223](#) 660 S Whitney Way - Exterior Renovations to an Existing Building that is part of a Planned Multi-Use Site Located in Urban Design District (UDD) 3. 19th 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.

The motion requires confirmation that the vertical guard rail post shall be plumb per the civil drawings and not at strange angles as shown in the renderings.

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

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

The Urban Design Commission made an advisory recommendation to the Plan Commission to **GRANT INITIAL APPROVAL**, with the following conditions and findings:

- Refine the design of the top of the building to be a more unifying element in the overall design composition. One potential option would be for the crowns being at the same level or removing the solid parapet on the corner of Dayton and Wisconsin.
- Incorporate more landscape on the Dayton Street side of the building(s).
- The UDC does not object to the proposed height being excess of 10-stories because the overall building height in feet is less than the maximum that would be permissible under the maximum permitted height for a 10-story building (under 144 feet).
- The applicant shall provide additional long views to show more context to fully evaluate impacts to cityscape and viewsheds, especially along Johnson and Dayton Streets.
- Revise the W Johnson long view to minimize the use of EIFS and blank wall expanse.
- Provide more design details on the W Johnson and W Dayton Street elevations, especially with regard to the ground level design of the building.
- The UDC finds that the proposed site layout with two curb cuts is reasonable to serve the proposed use and that it is not an intrusion on the pedestrian experience on Wisconsin Avenue.
- The UDC finds that the building as designed is consistent with PD standard e related to architectural style and design aesthetic having been met.
- Provide a detail for the frit for the bird safe glass.
- The applicant shall provide additional information related to site and architectural lighting,

including a photometric plan, to ensure that it is consistent with MGO 29.36.

A motion was made by von Below, seconded by Klehr, to make an advisory recommendation to the Plan Commission to Grant Initial Approval. The motion passed by voice vote/other.

NEW BUSINESS

7. [80868](#) 668 State Street - Exterior Building Modifications in the Downtown Core. (District 2)

The motion passed with the following conditions:

- What is presented shall be refined to include some of the original proportions of the operable windows, to be reviewed and approved at a staff level.
- The applicant shall provide daylight study to show the windows allow daylighting.

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

INFORMATIONAL PRESENTATION

8. [81072](#) 1202 S Park Street - New Mixed-Use Building in Urban Design District (UDD) 7. (District 13)

The Urban Design Commission Received an Informational Presentation

SPECIAL ITEM OF BUSINESS

9. [71257](#) Discussions and Information Related to Future Amendments to MGO Chapter 33.24 - Urban Design Commission Ordinance and the Urban Design Commission Policy and Procedure Manual

SECRETARY'S REPORT

SCHEDULE OF MEETINGS

BUSINESS BY MEMBERS

10. [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 8:06 p.m. by unanimous consent.