



City of Madison

City of Madison
Madison, WI 53703
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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, April 26, 2023

4:30 PM

Virtual

CALL TO ORDER / ROLL CALL

Asad arrived at 5:10 p.m.

Present: 6 - Lois H. Braun-Oddo; Cliff Goodhart; Shane A. Bernau; Christian J. Harper;
Amanda T. Arnold and Marsha A. Rummel

Absent: 1 - Rafeeq D. Asad

Excused: 2 - Jessica Klehr and Russell S. Knudson

APPROVAL OF MINUTES

A motion was made by Braun-Oddo, seconded by Harper, to Approve the Minutes of April 19, 2023. The motion passed by voice vote/other.

PUBLIC COMMENT

1. [75183](#) Public Comment

None.

DISCLOSURES AND RECUSALS

None.

AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

SPECIAL ITEM OF BUSINESS

2. [77206](#) Amending Section 31.021 of the Madison General Ordinances to assign recently created zoning districts to groups for purposes of sign regulation.

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 Braun-Oddo, seconded by Arnold, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

PUBLIC HEARING ITEMS

3. [77009](#) 325, 327, 329, 331 E Wilson Street - Signage Exception in UMX Zoning. 4th Ald. Dist.

A motion was made by Bernau, seconded by Arnold, to Refer to the URBAN DESIGN COMMISSION meeting of May 10, 2023. The motion passed by voice vote/other.

4. [77014](#) 702 N Midvale Boulevard - Revised Specific Implementation Plan (SIP) for Hilldale Shopping Center to Amend Building 100 Located in Urban Design District (UDD) 6. 11th Ald. Dist.

The motion passed with the following conditions:

- The applicant shall consider changing one or two of the massings at the corner to a different material to add more interest and texture to that corner, rather than all three of those blocky elements being black.
- The applicant shall consider updating the landscape plan to reflect the comments about vegetation, including using a super columnar evergreen, some juniper, arborvitae in front of the climbing vines on the green wall, reconsider the use of Boston Ivy on the green walls.
- The lamppost (Fixture L1) shall be consistent, height-wise with those existing in Apple Park.
- The overhang on the Apple Park side of the building shall be retained.

A motion was made by Braun-Oddo, seconded by Arnold, to Grant Final Approval. The motion passed by voice vote/other.

ROLL CALL

Present: 7 - Marsha A. Rummel; Lois H. Braun-Oddo; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad and Amanda T. Arnold

Excused: 2 - Jessica Klehr and Russell S. Knudson

5. [75717](#) 702 N Midvale Boulevard + 401 N Segoe Road + 320 Price Place - Planned Development-Specific Implementation Plan (PD-SIP), Hilldale Shopping Center Continued Phase Three Located in Urban Design District (UDD) 6. 11th Ald. Dist.

The motion included the following conditions to return for Final Approval:

- Incorporate columnar evergreens/junipers within the planting strips along the north elevation at architectural column locations.
- Incorporate more significant plantings, including raised planters at the building entry on the north elevation.
- Incorporate more details into the long wall expanses along the street that would help break down the wall, including but not limited to terracing the wall, incorporating a cantilevered seat element into the wall, or incorporating design details to add color, textures, or pattern within the wall.
- On Building 200, the corrugated metal panel shall be painted to reflect the renderings.
- Fixture L5 shall be revised to be meet code requirements for cutoff and shielding.
- The applicant shall provide additional detailing of the blue trellis.
- The applicant shall review the institutional look of the building, and see how they can change or reduce that perception through material selection, openings, etc. Refinement of proportions and architectural elements, rhythm and direction being horizontal versus vertical.

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

UNFINISHED BUSINESS

6. [76911](#) 1625 Northport Drive - Public Project for a Building Addition to the Warner Park Community Recreation Center. 12th Ald. Dist.

A motion was made by Asad, seconded by Braun-Oddo, to Grant Final Approval. The motion passed by voice vote/other.

7. [73562](#) 131 W. Wilson Street - New Mixed-Use Building in UMX Zoning. 4th Ald. Dist.

The motion included the following conditions:

- The Commission finds that the stained concrete finish treatment of the underside of balconies acceptable.
- The John Nolen Drive elevation shall be designed as shown in Option B.
- The site photometric plan shall be revised to meet code requirements related to light levels and trespass, which can be reviewed/approved administratively.
- Architectural lighting is not a part of this approval.

A motion was made by Braun-Oddo, seconded by Asad, to Grant Final Approval. The motion passed by the following vote:

Ayes: 5 - Marsha A. Rummel; Lois H. Braun-Oddo; Shane A. Bernau; Rafeeq D. Asad and Amanda T. Arnold

Noes: 1 - Christian J. Harper

Excused: 2 - Jessica Klehr and Russell S. Knudson

Non Voting: 1 - Cliff Goodhart

8. [71621](#) 121 E. Wilson Street - Alteration to a Previously Approved Mixed-Use Building in UMX Zoning. 4th Ald. Dist.

The motion accepts the balconies and façade changes as designed.

A motion was made by Asad, seconded by Braun-Oddo, to Grant Final Approval. The motion passed by the following vote:

Ayes: 5 - Lois H. Braun-Oddo; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad and Amanda T. Arnold

Abstentions: 1 - Marsha A. Rummel

Excused: 2 - Jessica Klehr and Russell S. Knudson

Non Voting: 1 - Cliff Goodhart

9. [74227](#) 1601-1617 Sherman Avenue - Residential Building Complex. 12th Ald. Dist.

The motion provided for the following conditions:

- The motion finds that conditions 3, 4, 5, 6, 7 and 8 have been addressed.
- With regard to Condition 1, the design of the townhouses shall be refined with similar concerns about privacy issues of the front porches, but also consideration of materials and colors to lend a more traditionally residential feel.
- With regard to Condition 2, delving into resolving privacy issues with Building A porches facing Sherman Avenue, either by landscaping, architecture or both.

A motion was made by Harper, seconded by Braun-Oddo, to Refer to a future

URBAN DESIGN COMMISSION meeting. The motion passed by voice vote/other.

10. [75228](#) 437-445 W Johnson Street/215-221 N Bassett Street/430-440 W Dayton Street - New Student Housing Project. 4th Ald. Dist.

The motion passed with the following conditions:

- Provide a common building entrance from Dayton Street.
- Lower the head height of the vehicle entry portal on the W Dayton Street elevation. The UDC noted that a detailed elevation or perspective of that façade that shows how the door is detailed, lit, framed would be helpful in determining that this condition is met.
- The lighting plans shall be revised to be consistent with City staff requirements for lighting, which can be reviewed and approved administratively.

A motion was made by Bernau, seconded by Braun-Oddo, to make an ADVISORY RECOMMENDATION to the Plan Commission to grant Initial Approval. The motion passed by voice vote/other.

SECRETARY'S REPORT**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 was Adjourned at 8:30 p.m. by unanimous consent.