



# 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, May 11, 2022

4:30 PM

Virtual

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**Some or all of the members of the Urban Design Commission, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.**

### CALL TO ORDER / ROLL CALL

**Present:** 9 - Christian A. Albouras; Lois H. Braun-Oddo; Jessica Klehr; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad; Thomas A. DeChant and Russell S. Knudson

### APPROVAL OF MINUTES

A motion was made by Knudson, seconded by Braun-Oddo, to Approve the Minutes of April 27, 2022. The motion passed by voice vote/other.

### PUBLIC COMMENT

1. [61804](#) Public Comment  
None.

### DISCLOSURES AND RECUSALS

None.

### AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

### PUBLIC HEARING ITEMS

2. [70648](#) Amending MGO 33.24(15)(c) Map of Urban Design District 8.  
  
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 Knudson, seconded by Klehr, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

3. [68727](#) 1802-1902 Pankratz Street - Addition to Existing Building for Isthmus Montessori Academy Located in Urban Design District (UDD) No. 4. 12th Ald. Dist.

The motion provided for the following:

- Provide a plant schedule as part of the Final Approval submittal.
- Bulk up the plantings on the north side of the site. The motion further included guidance with the landscape plan as noted in the staff report.
- Break up or change the fencing in the courtyard space to be more organic and complementary to the space that it is in.
- Look at the orientation of the theater and the practice rooms and/or the architectural detail of the curved wall facing the parking lot.

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

4. [70848](#) 701 Gardener Road - Comprehensive Design Review of Signage (CDR) Located in Urban Design District (UDD) No. 6. 11th Ald. Dist.

**A motion was made by DeChant, seconded by Braun-Oddo, to Refer to the URBAN DESIGN COMMISSION meeting of June 29, 2022. The motion passed by voice vote/other.**

5. [70849](#) 4728 Sheboygan Avenue - Comprehensive Design Review of Signage (CDR) Located in Urban Design District (UDD) No. 6. 11th Ald. Dist.

**A motion was made by DeChant, seconded by Braun-Oddo, to Refer to the URBAN DESIGN COMMISSION meeting of June 29, 2022. The motion passed by voice vote/other.**

6. [67895](#) 5002 Sheboygan Avenue - Comprehensive Design Review of Signage (CDR) Located in Urban Design District (UDD) No. 6. 11th 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 Knudson, seconded by Klehr, to Grant Final Approval. The motion passed by voice vote/other.**

7. [70888](#) 4546 Verona Road - Comprehensive Design Review (CDR) of Signage. 10th 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 Knudson, seconded by Klehr, to Grant Final Approval. The motion passed by voice vote/other.**

8. [70889](#) 231 S. Pinckney Street - Comprehensive Design Review (CDR) of Signage. 4th Ald. Dist.

**A motion was made by DeChant, seconded by Braun-Oddo, to Refer to the URBAN DESIGN COMMISSION meeting of June 15, 2022. The motion passed by voice vote/other.**

9. [69784](#) 674 S. Whitney Way - Exterior Renovations of a Planned Commercial Site in Urban Design District (UDD) No. 3. 19th Ald. Dist.

The motion provided for the following:

- Increase the cohesiveness of the base and top of the building by utilizing the design elements from either the proposed modern architectural style or the existing more retro architectural style.
- Reduce the overall materials proposed.
- Provide a rendering of the Whitney Way frontage wall that accurately reflects the retaining wall.

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

### UNFINISHED BUSINESS

10. [69918](#) 317-323 E. Wilson Street - Redevelopment of Existing Buildings into a New Independent Extended Stay Hotel Located in UMX Zoning. 4th Ald. Dist.

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

### INFORMATIONAL PRESENTATIONS

11. [71120](#) 3841 E. Washington Avenue - Renovation of a Former Hotel Building to Residential Located in Urban Design District (UDD) No. 5. 3rd Ald. Dist.

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

### ROLL CALL

**Present:** 8 - Christian A. Albouras; Jessica Klehr; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad; Thomas A. DeChant and Russell S. Knudson

**Excused:** 1 - Lois H. Braun-Oddo

12. [71150](#) 155 E. Doty Street - Planned Development (PD), New Development in the Downtown Core. 4th Ald. Dist.

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

13. [71151](#) 3401 E. Washington Avenue - Residential Building Complex Located in Urban Design District (UDD) No. 5. 12th Ald. Dist.

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

14. [70519](#) 402 W. Wilson Street - Planned Development (PD) for New Residential Building. 4th Ald. Dist.

**This item was referred to a future Urban Design Commission at the request of the applicant.**

**SPECIAL ITEM OF BUSINESS**

15. [71257](#) Updates to Chapter 33.24, Urban Design Commission Ordinance
- Jessica Vaughn gave a brief overview of the timeline process.**

**SECRETARY'S REPORT**

**BUSINESS BY MEMBERS**

16. [64940](#) Announcements, Questions and/or Consideration Items for Future Agendas (No Other Action To Be Taken Under This Item)

**ADJOURNMENT**

**The meeting was Adjourned at 7:40 p.m. by unanimous consent.**