



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, November 4, 2020

4:30 PM

Virtual Meeting

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: 8 - Lois H. Braun-Oddo; Jessica Klehr; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad; Thomas A. DeChant and Russell S. Knudson
Excused: 2 - Syed Abbas and Craig D. Weisensel

APPROVAL OF MINUTES

A motion was made by Klehr, seconded by Braun-Oddo, to Approve the Minutes of October 7, 2020. The motion passed by voice vote/other.

PUBLIC COMMENT

1. [61804](#) Public Comment

DISCLOSURES AND RECUSALS

Bernau recused himself on Items #4 and #5.

AGENDA OVERVIEW

Janine Glaeser gave an overview of the projects.

PUBLIC HEARING AND RELATED ITEMS

2. [62149](#) 3650 Milwaukee Street - Comprehensive Design Review. 15th Ald. Dist.

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

ROLL CALL

Present: 8 - Syed Abbas; Lois H. Braun-Oddo; Jessica Klehr; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Thomas A. DeChant and Russell S. Knudson

Excused: 2 - Rafeeq D. Asad and Craig D. Weisensel

3. [61857](#) 1224 S. Park Street - New Mixed-Use Building in UDD No. 7. 13th Ald. Dist.

The motion encouraged the team to revise the landscape plan to reflect some of the taller upright evergreens against the building.

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

Items 4 and 5 are related

Item #5 should be referred to the December 2, 2020 meeting to renote a public hearing. The UDC can make an advisory recommendation on Item #4 as a public hearing is not required.

4. [62137](#) SECOND SUBSTITUTE. Creating Sections 28.022 - 00468 of the Madison General Ordinances to change the zoning of properties located at 1-19 North Pinckney Street, 120 East Washington Avenue and 22 North Webster Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00469 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District.

A motion was made by Braun-Oddo, seconded by Abbas, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by the following vote:

Ayes: 5 - Syed Abbas; Lois H. Braun-Oddo; Jessica Klehr; Thomas A. DeChant and Russell S. Knudson

Noes: 1 - Christian J. Harper

Recused: 1 - Shane A. Bernau

Excused: 2 - Rafeeq D. Asad and Craig D. Weisensel

Non Voting: 1 - Cliff Goodhart

5. [60545](#) 1-19 N. Pinckney Street/120 E. Washington Avenue/22 N. Webster Street - Proposed Redevelopment of Portions of Block 101 for a Nine-Story Commercial/Office Building with Six Floors of Underground Parking Located in UDD No. 4. 4th Ald. Dist.

A motion was made by Abbas, seconded by Braun-Oddo, to Refer to the URBAN DESIGN COMMISSION meeting of December 2, 2020. The motion passed by voice vote/other.

Items 6 and 7 are related

6. [62096](#) 402-414 E Washington Avenue, 8-12 N Franklin Street, and 9 N Hancock Street; Urban Design Dist. 4; 2nd Ald. Dist.: Consideration of a demolition permit to allow seven buildings to be demolished; consideration of a conditional use in the Urban Mixed-Use (UMX) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use in the UMX District for outdoor recreation; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use to construct two additional stories in Area H of the "Additional Heights Area Map" in MGO Section 28.071(2)(b), all to allow construction of a ten-story, mixed-use building containing 1,200 square feet of commercial space and 148 apartments.

The motion approved the additional height, noting that the additional two stories are substantially below the maximum allowed height, leading to a better proportion of building and creating a better design.

A motion was made by DeChant, seconded by Knudson, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.

7. [62383](#) 402-414 E. Washington Avenue, 8-12 N. Franklin Street and 9 N. Hancock Street - Ten-Story Mixed-Use Building with 1,200 Square Feet of Commercial Space and 148 Apartments in UDD No. 4. 2nd Ald. Dist.

The motion noted the following:

- The use of turf grass in an urban context is inappropriate; a robust planting contributes much more to the pedestrian experience.
- Consider adding one or two ornamental trees on Hancock Street in the space between the building and sidewalk for pedestrian scale buffer.
- Replace the Stella D'Oro Daylily with a substitute perennial.

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

UNFINISHED BUSINESS

8. [61635](#) 10009 Sweet Willow Pass (Lot 412 of Western Addition to 1000 Oaks) - Residential Building Complex. 9th Ald. Dist.

The motion provided for the following:

- Use of darker treated lumber under the decks.
- Replacement of the Euonymus Fortunei with a non-invasive species.
- Recommendation of a mix of prairie grass to include Sideoats Grama, Prairie Drop Seed and Little Blue Stem.

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

9. [61859](#) 9703 Paragon Street - Residential Building Complex. 9th Ald. Dist.

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

10. [61858](#) 7601 Mineral Point Road - PD, Four-Story Apartment Building. 9th Ald. Dist.

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

NEW BUSINESS

11. [62607](#) 605 South Point Road/9502, 9506, 9510 Watts Road/604 Feather Sound Drive/9401, 9403, 9405, 9407 Harvest Moon Lane - Alteration to an Approved Residential Building Complex. 9th Ald. Dist.

The motion approved the change in roofing material and composite wood siding only. The motion did not approve the use of EIFS.

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

12. [62783](#) 1313 Regent Street - Residential Building Complex, Referral from Plan Commission. 13th Ald. Dist.

The motion confirmed the revised plans address points raised in the staff report, with the building now more congruous with the base, and the window openings on the top three floors in the industrial style clearly relate to the first floor. The use of masonry would be preferred, but the Commission understands this is not structurally feasible.

On a motion by DeChant, seconded by Harper, the Urban Design Commission provided an advisory recommendation to the Plan Commission that the revised design addressed their comments and concerns. The motion passed by voice vote/other.

INFORMATIONAL PRESENTATION

13. [62784](#) 223 S. Pinckney Street - Block 105 Judge Doyle Square Hotel in the Downtown Core. 4th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

SECRETARY'S REPORT

The next Urban Design Commission meeting will be December 2, 2020. Starting in 2021 the UDC will go back to meeting twice per month, continuing as a Type 1 virtual meeting.

Project updates:

6145 Mineral Point Road: Will be heard at Plan Commission on November 9, 2020. Plans are in Legistar.

555 W. Washington Avenue: Was never completed, permits were not issued. Not aware that the development is moving forward at this time.

5533 University Avenue: Was approved by UDC, plans have not been submitted for site plan review. The team is looking at options to reintroduce a drive-thru but has not submitted those plans yet.

BUSINESS BY MEMBERS

None.

ADJOURNMENT

The meeting was Adjourned at 10:09 p.m. by unanimous consent.