



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, April 27, 2022

4:30 PM

Virtual

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 - Christian A. Albouras; Lois H. Braun-Oddo; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad; Thomas A. DeChant and Russell S. Knudson
Excused: 1 - Jessica Klehr

APPROVAL OF MINUTES

A motion was made by Bernau, seconded by Knudson, to Approve the Minutes of April 13, 2022. The motion passed by voice vote/other.

PUBLIC COMMENT

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

DISCLOSURES AND RECUSALS

None.

PUBLIC HEARING ITEMS

2. [70675](#) 235 Junction Road - Signage Variance. 9th Ald. Dist.

The motion approved the requested variance for the front wall sign, but not the rear wall sign. The rear wall sign is required to remain compliant with the ordinance requirements of 80 square feet.
A motion was made by Knudson, seconded by Braun-Oddo, to Grant Final Approval. The motion passed by voice vote/other.
3. [70584](#) 710 John Nolen Drive - Renovation of an Existing Office Building for a Restaurant-Tavern in Urban Design District (UDD) No. 1. 14th Ald. Dist.
The motion provided for the following:
 - Consideration of repeating the framing element to make the design more cohesive and

- organize the color changes.
- Consideration of bolstering the plant materials along the parking lot edges.
- Consideration of upright evergreens along the bike path to bulk up the screening, and upright varieties of Junipers in the vision triangle planting bed.
- Look at the amount and application of the stone (horizontally oriented), how the other materials complement each other or work together in their locations, as well as the dark EIFS color.
- The Commission would like to see the final mural design details before granting Final Approval.

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

SPECIAL ITEM OF BUSINESS

4. [70648](#) Amending MGO 33.24(15)(c) Map of Urban Design District 8.

A motion was made by DeChant, seconded by Bernau, to Refer to the URBAN DESIGN COMMISSION meeting of May 11, 2022. The motion passed by voice vote/other.

UNFINISHED BUSINESS

5. [68730](#) 700-740 Regent Street - Planned Development (PD), New Residential Building Containing Approximately 363 Apartments. 8th Ald. Dist.

The motion included the following:

- Ensure that bike racks are included at the bike path side of the building, particularly for those users that don't have access to the indoor bike storage.
- Consider different species for the second floor terrace plants right up against the building, in particular the Prairie Smoke, Little Blue Stem and Fox Hedge.
- Consider the cultivars referenced for Russian Sage, Dervilla and Echinacea.
- The motion approves the proposed mural, noting a preference for an artist approaching this mural from a holistic perspective and how it's experienced from the path. The screening art can be approved administratively by staff unless it changes dramatically from what is shown on the Final Approval drawings.

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

ROLL CALL

Present: 7 - Lois H. Braun-Oddo; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad; Thomas A. DeChant and Russell S. Knudson

Excused: 2 - Christian A. Albouras and Jessica Klehr

NEW BUSINESS

6. [70439](#) 519-547 W. Washington Avenue - Conditional Use, New Multi-Family Building in DR-2 Zoning. 4th Ald. Dist.

The recommendation noted the following recommendations/considerations:

- The UDC finds the overall height, massing and setbacks are appropriate and acceptable. The UDC further notes that the building would be of a lesser design if the upper two stories were removed, and that the project benefits by having the two requested bonus stories.
- Recommend simplification of materials (choose one of the two proposed brick colors),

- unification of the materiality vs. attempting more than what the massing suggests.
- Recommend to darken the bonus stories in the stepback to help them recede more from the front of the building.
- Suggest looking at more consistency with the detailing and proportions of the fenestrations. .
- Recommend revisions to the landscaping on the backside of the building to use less lawn and more planting beds with simplified edges.
- The rooftop structures above the 6th floor shall be kept to their minimum Code-required size.

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

SECRETARY'S REPORT

BUSINESS BY MEMBERS

7. [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 6: 37 p.m. by unanimous consent.