



# 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 29, 2024

4:30 PM

Virtual

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### CALL TO ORDER / 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

### APPROVAL OF MINUTES

**A motion was made by von Below, seconded by Rummel, to Approve the Minutes of May 8, 2024. The motion passed by voice vote/other.**

### ROLL CALL

**Present:** 8 - Marsha A. Rummel; Kathryn (Wendy) von Below; Jessica Klehr; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad and Russell S. Knudson

### PUBLIC COMMENT

1. [81138](#) Public Comment  
None

### DISCLOSURES AND RECUSALS

None

### AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

### PUBLIC HEARING ITEMS

2. [83415](#) 648 S Whitney Way - Comprehensive Design Review of Signage (CDR) in Urban Design District (UDD) 3. (District 19)  
The motion approved the package as presented, with exception of the "Stay in your Car" signage, with the condition that the wall sign on the west elevation be modified or relocated to meet the sign code and UDD 3 requirements. Such changes can be reviewed administratively.  
**A motion was made by von Below, seconded by Bernau, to Grant Final Approval. The motion passed by the following vote:**

**Ayes:** 6 - Marsha A. Rummel; Kathryn (Wendy) von Below; Jessica Klehr; Shane A. Bernau; Rafeeq D. Asad and Russell S. Knudson

**Noes:** 1 - Christian J. Harper

**Non Voting:** 1 - Cliff Goodhart

### NEW BUSINESS

3. [83496](#) 316 State Street - Major Exterior Alterations to an Existing Building in DC Zoning. (District 4)
- A motion was made by Asad, seconded by Bernau, to Grant Final Approval. The motion passed by voice vote/other.**
4. [83419](#) 406 N Frances Street - Major Exterior Alteration to an Existing Building in UMX Zoning. (District 2)
- The motion passed with the condition that the lighting be modified to meet cutoff requirements, or be shorter in length to not trigger cutoff requirements.
- A motion was made by Asad, seconded by Knudson, to Grant Final Approval. The motion passed by voice vote/other.**

### SPECIAL ITEM OF BUSINESS

5. [83416](#) Report of the Facade Grant Staff Team - 406 N Frances Street. (District 2)
- A motion was made by Asad, seconded by von Below, to Accept the Report of the Facade Grant Staff Team. The motion passed by voice vote/other.**

### UNFINISHED BUSINESS

6. [79707](#) 134, 140, 148, 150 S Blair Street/506, 508, 510, 514, 516, 518, 522 E Wilson Street - New Residential Building and Hotel in UMX Zoning. (District 6)
- The motion was made with the following findings, conditions and comments:
- The application shall return to UDC for Final Approval.
  - The UDC finds that the overall building design and composition, mass, scale and placement is appropriate, the treatment and design of HVAC louvers as proposed on the hotel building is adequate.
  - Revise the landscape plan to reflect two different varieties of uprights trees on the living street.
  - Additional detailing and articulation shall be incorporated into the metal panel areas on the blank building end walls of the hotel building, including but not limited to horizontal articulation, more articulated panels, or artwork.
  - Provide additional details related to the recreation of the existing historic facades to allow for flexibility in the reinterpretation/reapplication of certain architectural details of those facades versus recreating exactly what is existing today (i.e., the diamond window pane pattern or six-over-six windows vs. the brick detailing).
  - Consideration should be given to the angle of the masonry wall on the west elevation, including as it wraps the corner and relates to the blank wall expanse.
  - Provide additional details related to the proposed architectural lighting.
  - With regard to the S Blair Street elevation and landscape shown along the base elevation, the landscape plan shall be revised to more accurately reflect the renderings.

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

**INFORMATIONAL PRESENTATION**

- 7. [83466](#) 750 University Row - Major Amendment to an Approved Planned Development (PD) for Expansion of UW Digestive Health Clinic in Urban Design District (UDD) 6. (District 19)  
**The Urban Design Commission Received an Informational Presentation**

**SECRETARY'S REPORT**

**SCHEDULE OF MEETINGS**

**BUSINESS BY MEMBERS**

- 8. [81137](#) 2024 Announcements, Questions and/or Considerations for Future Agendas (no other action to be taken under this item).

**ADJOURNMENT**

The meeting was Adjourned at 7:29 p.m. by unanimous consent.