



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, January 10, 2024

4:30 PM

Virtual

CALL TO ORDER / ROLL CALL

Present: 5 - Kathryn (Wendy) von Below; Jessica Klehr; Cliff Goodhart; Christian J. Harper and Russell S. Knudson
Excused: 3 - Marsha A. Rummel; Shane A. Bernau and Rafeeq D. Asad

APPROVAL OF MINUTES

A motion was made by von Below, seconded by Klehr, to Approve the Minutes. The motion passed by voice vote/other.

PUBLIC COMMENT

1. [81138](#) Public Comment
None.

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

DISCLOSURES AND RECUSALS

von Below disclosed that she was employed by Potter Lawson 13 years ago. Asad recused himself on Item #6.

AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

SPECIAL ITEM OF BUSINESS

2. [81316](#) Amending Section 33.24(15)(e)12.b. related to Upper-Level Development Standards of the Madison General Ordinances to clarify how stories are measured in Urban Design District 8. (Alder District 6)
A motion was made by Rummel, seconded by von Below, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.

PUBLIC HEARING ITEMS

- 3. [80869](#) 660 S Whitney Way - Comprehensive Design Review of Signage (CDR) Located in Urban Design District (UDD) 3. (District 19)

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, including that the final CDR be updated to note that "Future signage submittal not specifically addressed by this document shall comply with the standards of Chapter 31."

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

- 4. [80425](#) 929 E Washington Avenue - Major Alteration to a Previously Approved Project in Urban Design District (UDD) 8. (District 6)

The motion for Initial Approval passed with the following findings and conditions:

- The UDC finds that the criteria for bonus stories can be met using element 'i' for parking for multiple sites and a substantial portion being provided for public parking. The applicant shall provide additional information related to the functional characteristics of the parking and existing infrastructure, including signage, pay stations, entrance/exit, etc.
- The applicant shall provide additional details related to the design of the through-block connection, including landscape, lighting, paving, as well as how the building adjacent to it relates to the pathway.
- The setback shall be adjusted to meet code requirements (15-foot minimum/maximum).
- The lighting shall be revised to meet code requirements, including those related to light levels and cutoff requirements.
- The applicant shall provide additional design details of the drop-off area, including the design and detail of the blank wall as you enter the drop-off area.
- Planter Type 08 shall be revised to reflect the correct planting to match Planter Type 09 (re: staghorn sumac instead of cherry tree).
- Consideration should be given to refining the design at the top of the building to provide more of a positive termination at the top of the building (i.e., reinstate previous design details).

The motion was passed on a vote of (6-1-1) with Asad, Klehr, Rummel, von Below, Bernau, and Harper voting yes; Knudson voting no; and Goodhart non-voting.

A motion was made by Asad, seconded by Klehr, to Grant Initial Approval. The motion passed by the following vote:

Ayes: 6 - Marsha A. Rummel; Kathryn (Wendy) von Below; Jessica Klehr; Shane A. Bernau; Christian J. Harper and Rafeeq D. Asad

Noes: 1 - Russell S. Knudson

Non Voting: 1 - Cliff Goodhart

- 5. [80582](#) 1 & 15 Ellis Potter Court - Mixed-Use Development Located in Urban Design District (UDD) 2. (District 19)

The motion passed with the following conditions:

- On Building 2, the front porches shall be extended to wrap around to the street.
- Adjust the floor plan of the Building 1 to shift the shared amenity space and common building entry closer to the corner of Ellis Potter Court and Schroeder Road.
- The landscape plan shall be modified to shift the landscape outside of the play area to create a more usable open space.
- The landscape plan shall be revised to include additional plantings along the foundation of Building 1, as well as clean-up the curvilinear planting beds.
- The lighting plan shall be revised to include light levels throughout the site, including

architectural lighting. Subsequent review of lighting can be completed administratively.

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

6. [79239](#) 702 & 734 E Washington Avenue - New Mixed-Use Building in Urban Design District (UDD) 8. (District 6)

The motion passed with the following findings and conditions:

- The Commission finds that the bonus story criteria are met based on the provision of public parking, affordable housing, LEED Silver equivalency, and green roof.
- With regard to LEED Silver equivalency the applicant shall provide additional details regarding the LEED points being utilized to obtain equivalency, and which can be reviewed administratively as part of the Site Plan Review application.
- The Commission finds that the increased setback is acceptable given the enhanced design of the raised pedestrian plaza.
- The applicant shall provide additional design details on the raised pedestrian terrace to confirm that handrails are not necessary and to deter skateboarding.
- The lighting plan shall be revised to meet code requirements related to light levels, uniformity ratios and fixture cutoff requirements. Subsequent review of lighting can be completed administratively.
- Subsequent review and approval of the final art installation and details as shown on the Blount Street elevation shall be completed administratively as part of Site Plan Review. Any deviations from the proposed design may require further review/approval by the UDC.

**A motion was made by von Below, seconded by Klehr, 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; Christian J. Harper and Russell S. Knudson

Recused: 1 - Rafeeq D. Asad

Non Voting: 1 - Cliff Goodhart

UNFINISHED BUSINESS

7. [79237](#) 402 W Gorham Street - Building Addition in the Urban Mixed Use (UMX) Zoning. (District 2)

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 von Below, seconded by Klehr, to Grant Final Approval.
The motion passed by voice vote/other.**

8. [78514](#) 1904 Bartillon Drive - Public Building, City of Madison and Dane County Men's Homeless Shelter. (District 12)

The motion for referral included the following conditions:

- Revise the building design to provide a more cohesive overall building design, including but not limited to incorporating similar design elements and level of design across all elevations, maintaining datum lines, looking at the wall heights on the patios, materials, including materials transitions and details, canopies, fence details etc.
- Remove the living/green walls.

**A motion was made by von Below, seconded by Knudson, to Refer to a future
URBAN DESIGN COMMISSION meeting. The motion passed by voice vote/other.**

NEW BUSINESS

- 9. [80724](#) 531 W Mifflin Street - Residential Building Complex. (District 4)

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 von Below, seconded by Klehr, to make an advisory recommendation to the Plan Commission to grant Final Approval. The motion passed by voice vote/other.

INFORMATIONAL PRESENTATIONS

- 10. [81425](#) 4702 Verona Road - Major Amendment to an Existing Planned Development (PD). (District 10)

The Urban Design Commission Received an Informational Presentation
- 11. [81421](#) 223-225 W Gilman Street - Building Addition in the Urban Mixed-Use (UMX) District. (District 2)

The Urban Design Commission Received an Informational Presentation
- 12. [81423](#) 1302 S Midvale Boulevard - New Mixed-Use Building in an existing Planned Multi-Use Site. (District 10)

The Urban Design Commission Received an Informational Presentation

SECRETARY'S REPORT

SCHEDULE OF MEETINGS

BUSINESS BY MEMBERS

- 13. [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 10:09 p.m. by unanimous consent.