



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, July 17, 2024

4:30 PM

Virtual

CALL TO ORDER / ROLL CALL

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

APPROVAL OF MINUTES

A motion was made by von Below, seconded by Harper, to Approve the Minutes of June 26, 2024. The motion passed by voice vote/other.

PUBLIC COMMENT

1. [81138](#) Public Comment
None

DISCLOSURES AND RECUSALS

von Below recused herself on Item #7. Asad recused himself on Item #3.

ROLL CALL

Present: 6 - Marsha A. Rummel; Kathryn (Wendy) von Below; Cliff Goodhart; Shane A. Bernau; Christian J. Harper and Rafeeq D. Asad
Excused: 2 - Jessica Klehr and Russell S. Knudson

AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects

PUBLIC HEARING ITEMS

2. [83976](#) 3501 E Washington Avenue - Major Exterior Alterations to an Existing Building in Urban Design District (UDD) 5. (District 12)
A motion was made by Bernau, seconded by von Below, to Grant Final Approval. The motion passed by voice vote/other.

3. [83067](#) 3535 & 3553 University Avenue - New Mixed-Use Building in Urban Design District (UDD) 6. (District 5)

The motion passed with the following conditions and finding:

- The landscape plan, including the fencing and retaining wall, shall continue to be reviewed and approved administratively. The landscape plan shall be updated to address the Commission's comments, including those that spoke to accurately showing the proposed plantings, reflecting the use of hardwood bark mulch, as well as adding plantings that are more substantial and vertical and that provide multi-seasonal interest, especially along the south side of the building. Consideration could be given to shifting the fence to the north to provide plantings on the neighborhood side of the fence.
- The stone base course material shall be changed to be less rustic, more smooth stone material, which can be reviewed administratively.
- The UDC finds that the building is generally consistent with the UDD 6 guidelines and requirements, including those that speak to compatibility with surroundings and the basic materials being harmonious with surroundings, with the exception of the rustic stone.

A motion was made by von Below, seconded by Rummel, to Grant Final Approval. The motion passed by the following vote:

Ayes: 4 - Kathryn (Wendy) von Below; Shane A. Bernau; Christian J. Harper and Marsha A. Rummel

Recused: 1 - Rafeeq D. Asad

Excused: 2 - Jessica Klehr and Russell S. Knudson

Non Voting: 1 - Cliff Goodhart

UNFINISHED BUSINESS

4. [83459](#) 6402 Schroeder Road - Major Exterior Alteration to an Existing Building in Design District (UDD) 2. (District 19)

This item was approved as a consent item with the finding that all of the conditions have been met.

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

5. [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 passed with the following:

- The applicant shall continue to work with staff to further simplify the reconstruction and design of the Essen Haus façade, giving consideration to breaking down the storefront into smaller windows and/or removing the awnings and/or a more defined horizontal expression referencing the Come Back In as a successful elevation and regular rhythm, which can be reviewed administratively.
- The west elevation shall be refined to incorporate masonry detailing to create a frame/placeholder for a mural.

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

6. [82926](#) 603 S Whitney Way - Major Amendment to a Planned Development for a New Mixed-Use Building. (District 11)
- The motion passed with the following conditions:
- The landscape plan shall be revised to add canopy trees in the parking area where there are no light poles, to show nondyed bark mulch throughout, provide a more shade tolerant foundation planting along the north side of the building, and increase the planting numbers of accent ornamental grasses to at least three, which can be reviewed administratively.
- A motion was made by von Below, seconded by Harper, to make an advisory recommendation to the Plan Commission for Approval. The motion passed by voice vote/other.**
7. [83152](#) 1430-1436 Monroe Street - Major Amendment to a Planned Development (PD) for Exterior Building Modifications to the Camp Randall Sports Center and the McClain Athletic Facility Buildings. (District 5)
- This item was approved as a consent item with the finding that the development is consistent with the Planned Development standards for review and approval.
- A motion was made by Asad, seconded by Rummel, to make an advisory recommendation to the Plan Commission for Approval. The motion passed by voice vote/other.**

INFORMATIONAL PRESENTATION

8. [84250](#) 2450 E Washington Avenue - New Multi-Family Building in Urban Design District (UDD) 5. (District 12)
- A motion was made by von Below, seconded by Asad, to Refer to the URBAN DESIGN COMMISSION meeting of August 14, 2024. The motion passed by voice vote/other.**

SPECIAL ITEM OF BUSINESS

9. [82973](#) Repealing and Recreating Section 33.24 of the Madison General Ordinances related to the Urban Design Commission to implement Phase 1 of planned multi-phase revisions to the UDC ordinance.
- A motion was made by von Below, seconded by Asad, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.**

SECRETARY'S REPORT

SCHEDULE OF MEETINGS

BUSINESS BY MEMBERS

10. [81137](#) 2024 Announcements, Questions and/or Considerations for Future Agendas (no other action to be taken under this item).
- Nominated by Bernau, Goodhart was reelected as Chair on a unanimous vote of (5-0).
Nominated by Asad, Bernau was reelected Vice Chair on a unanimous vote of (5-0).

ADJOURNMENT

The meeting Adjourned at 7:03 p.m. by unanimous consent.