



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft URBAN DESIGN COMMISSION

Wednesday, April 29, 2020

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 153 (Madison Municipal Building)

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

APPROVAL OF MINUTES

The Urban Design Commission Approved the Minutes of February 26, 2020 and March 11, 2020 by unanimous consent.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

Asad recused himself on Items #5 and #14. Bernau recused himself on Item #13. Goodhart disclosed that the owner of Item #8 is a client of his employer, but he has not been involved in the project. Ald. Abbas disclosed that his company worked on Item #13 but he was not involved.

SECRETARY'S REPORT/AGENDA OVERVIEW

Janine Glaeser gave a brief overview of the consent agenda.

ROLL CALL

Present: 8 - Syed Abbas; Lois H. Braun-Oddo; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad; Thomas A. DeChant and Craig D. Weisensel

Excused: 1 - Jessica Klehr

PUBLIC HEARING ITEMS

1. [58979](#) 1109 S. Park Street - New Three-Story Mixed-Use Building Containing 44 Apartment Units, Approximately 2,600 Square Feet of Commercial Space and 41 Underground Parking Stalls in UDD No. 7. 13th Ald. Dist.

The motion provided for raised planters at 1/3 proportion, or some sort of vegetative edge to reduce or minimize the amount of congregating along that edge of the rooftop patio.

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

2. [58528](#) 2524 Winnebago Street - PD, New Development of Approximately 105 Market-Rate Apartments with 16,000 Square Feet of Ground Floor Commercial Space at Union Corners. 6th Ald. Dist.

The motion provided for screening around the rooftop mechanical equipment units, and to reconsider the representation of the Nexus sign and how it could be modified to look less like the Red Cross.

A motion was made by Braun-Oddo, seconded by Weisensel, to Grant Final Approval. The motion passed by the following vote:

Ayes: 5 - Syed Abbas; Lois H. Braun-Oddo; Shane A. Bernau; Thomas A. DeChant and Craig D. Weisensel

Noes: 2 - Christian J. Harper and Rafeeq D. Asad

Excused: 1 - Jessica Klehr

Non Voting: 1 - Cliff Goodhart

3. [59922](#) 3606 Marsh Road - New 4,368 Square Foot Storage Building in UDD No. 1. 16th Ald. Dist.

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 Braun-Oddo, seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other.

4. [60132](#) 4701 Tradewinds Parkway - New Mechanical Engineering Facility in UDD No. 1. 16th Ald. Dist.

The motion provided for revisions to the landscape plan to consolidate parking lot islands.

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

5. [59471](#) 5567 Odana Road - New Development of a 5-Story Mixed-Use Building Containing Commercial Space and 79 Dwelling Units in UDD No. 3. 19th Ald. Dist.

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

6. [58984](#) 4728 Sheboygan Avenue - Madison Yards Block 6, Central Green in UDD No. 6. 11th Ald. Dist.

The motion provided for the following:

- Revisit the railing design of the central green. It deserves higher design and materiality.
- Incorporate more winter species in the landscape plan for additional spots of color.

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

7. [59000](#) 702 Gardener Road - Madison Yards Block 3 in UDD No. 6. 11th Ald. Dist.

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

8. [59925](#) 910 Mayer Avenue - Comprehensive Design Review for O.M. Station. 12th Ald. Dist.

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 Braun-Oddo, seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other.

9. [60057](#) 2713 W. Beltline Highway - Comprehensive Design Review for Verlo Mattress. 14th Ald. Dist.

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 Braun-Oddo, seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other.

10. [60062](#) 622 W. Wilson Street - Comprehensive Design Review. 4th Ald. Dist.

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 Braun-Oddo, seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other.

11. [60065](#) 4917 Milwaukee Street - Signage Variance for East Madison Baptist Church. 3rd Ald. Dist.

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 Braun-Oddo, seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other.

12. [60097](#) 919 Applegate Road - Sign Variance for Joe Daniel's Construction. 14th Ald. Dist.

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 Braun-Oddo, seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other.

UNFINISHED BUSINESS

13. [57763](#) 601 Bay View - Redevelopment of the Bayview Townhouses to Include 130 Total Units, On-Site Parking and a Community Green. 13th Ald. Dist.

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

14. [58951](#) 3840 Maple Grove Drive - Residential Building Complex. 7th Ald. Dist.

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

15. [58753](#) 3817 Milwaukee Street - Redevelopment of the Woodman's East Gas, Lube and Car Wash Facilities. 15th Ald. Dist.

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 Braun-Oddo, seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other.

16. [56314](#) 202 N. First Street - Public Building, Madison Public Market Located in UDD No. 4. 12th Ald. Dist.

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 Braun-Oddo, seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other.

ROLL CALL

Present: 9 - Syed Abbas; Lois H. Braun-Oddo; Jessica Klehr; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad; Thomas A. DeChant and Craig D. Weisensel

17. [58983](#) 3040/3046 Commercial Avenue & 709 McCormick Street - New Residential Building Complex. 12th Ald. Dist.

The motion provided for simplification of the planting beds for a cleaner aesthetic to support the building architecture.

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

18. [53563](#) 4088 Felland Road & 5855 Lupine Drive - New Development of a 17-Unit, 2-Story Residential Building (Felland Road) and a 33-Unit, 2-Story Residential Building (Lupine Drive). 17th Ald. Dist.

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

19. [59184](#) 36 West Towne Mall and 7301 Mineral Point Road - New One-Story 83,000 Square Foot Retail Building at West Towne Mall. 9th Ald. Dist.

A motion was made by Asad, seconded by Braun-Oddo, to Grant Final Approval. The motion passed by the following vote:

Ayes: 7 - Lois H. Braun-Oddo; Jessica Klehr; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad; Thomas A. DeChant and Craig D. Weisensel

Noes: 1 - Syed Abbas

Non Voting: 1 - Cliff Goodhart

20. [58530](#) 8137 Mayo Drive, 1833, 1859 Waldorf Boulevard, 8134, 8110 Mid-Town Road, 1902 Carns Drive - New Development of Three Residential Buildings with 270 Total Units. 9th Ald. Dist.

The motion noted that the Urban Design Commission found the concerns of the Plan Commission have been addressed with regard to additional retail and activation of the blank wall. The Commission further suggested inclusion of a punched opening terminating that blank space above.

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

NEW BUSINESS

21. [60098](#) 6114 Driscoll Drive - Residential Building Complex. 3rd Ald. Dist.

The motion provided for adjustments in regards to simplifying the window sizes and types, the stone fireplace extending upward to look more like a chimney, and to swap out the Barberry on the landscape plan for a non-invasive species. The motion noted the upgrades the team has made to the project.

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

INFORMATIONAL ITEMS

22. [58529](#) 3306 CTH M (aka South Pleasant View Road, Town of Middleton to be Attached to the City of Madison) - Advisory Recommendation to Rezone to TR-U1, New Development of 320 Apartment Homes through 15 Residential Buildings, The Springs. 9th Ald. Dist.

By unanimous consent, the Urban Design Commission Received an Informational Presentation (digitally) and submitted comments to the applicant.

23. [60100](#) 500 W. Washington Avenue - PD in the Downtown Core. 4th Ald. Dist.

By unanimous consent, the Urban Design Commission Received an Informational Presentation (digitally) and submitted comments to the applicant.

BUSINESS BY MEMBERS

Discussion of virtual meeting and digital packets moving forward

ADJOURNMENT

The meeting was Adjourned at 10:03 p.m. by unanimous consent.