



# 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, January 11, 2023

4:30 PM

Virtual

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### CALL TO ORDER / ROLL CALL

**Present:** 7 - Juliana R. Bennett; Jessica Klehr; Cliff Goodhart; Shane A. Bernau;  
Christian J. Harper; Rafeeq D. Asad and Russell S. Knudson  
**Excused:** 2 - Lois H. Braun-Oddo and Amanda T. Arnold

### APPROVAL OF MINUTES

A motion was made by Klehr, seconded by Harper, to Approve the Minutes of December 14, 2022. The motion passed by voice vote/other.

### PUBLIC COMMENT

1. [75183](#) Public Comment  
None.

### DISCLOSURES AND RECUSALS

Asad recused himself on Items #3, 5 and 6.

### AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

### PUBLIC HEARING ITEMS

2. [73954](#) 4522 E. Washington Avenue - New Retail and Restaurant with Drive-Thru in Urban Design District (UDD) 5. 17th Ald. Dist.

The motion included the following conditions:

- Add plantings in the parking lot islands.
- Replace stone mulch with bark mulch with the exception of the island strip adjacent to the angled parking.
- Update the plant list to:
  - Replace 4 Callery pears on the east side of the Chapter Building with some other small tree such as Astria, Carpinus, small Crabapple, Redbuds, etc.
  - Replace the Black Eyed Susans species with a true perennial version.

A friendly amendment was made by Knudson to add the following condition:

- The applicant shall provide retaining wall details and materials which shall match the adjacent

wall details (Aspen Dental).

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

3. [73955](#)

6853 McKee Road - Planned Development (PD), Three-Story Mixed-Use Residential Building and a One to Two-Story Commercial Building. 7th Ald. Dist.

The UDC is in general favor of the layout and concept and recommends the following conditions to the Plan Commission:

- Reducing the on-site parking to create more green space, especially adjacent to Building A2 on the northwest side of the building.
- The commercial building shall be designed to hold the corner and maximize the building volume at the corner of Golden Copper Lane and McKee Road. The building design shall be more in line with the 2-story plan recommendations either by adding a story or by incorporating an architecture volume like a mezzanine, etc.
- Provide the option to make Building A1 all residential versus mixed-use.

**A motion was made by Harper, seconded by Klehr, to make an ADVISORY RECOMMENDATION to the Plan Commission to approve. The motion passed by the following vote:**

**Ayes:** 5 - Juliana R. Bennett; Jessica Klehr; Shane A. Bernau; Christian J. Harper and Russell S. Knudson

**Recused:** 1 - Rafeeq D. Asad

**Excused:** 2 - Lois H. Braun-Oddo and Amanda T. Arnold

**Non Voting:** 1 - Cliff Goodhart

4. [75281](#)

339 W. Gorham Street - Minor Amendment to a Planned Development (PD). 4th Ald. Dist.

The Commission recommends the following conditions to the Planning Director:

- Level the heights of the two vehicle entry doors in a subtle, pleasing way.
- Request that the solar systems are installed to offset the loss of the green roof. If the solar is not built the green roof condition should be returned.

**A motion was made by Knudson, seconded by Bernau, to make an ADVISORY RECOMMENDATION to the Planning Division Director to approve. The motion passed by voice vote/other.**

## UNFINISHED BUSINESS

5. [74229](#)

6604 Odana Road - Planned Multi-Use Site. 19th Ald. Dist.

The motion passed with the following conditions:

- Revisit the grey metal panel that comes down into the brick on the south elevation; needs revision.
- Update the planting plan to show plantings in a more random pattern versus in large drifts of singular plants.
- Provide a pedestrian connection from the building to Yellowstone Drive with a crosswalk through the drive aisle.
- On the northwest and southwest frontages, incorporate a streetscape design including columnar trees.

**A motion was made by Bernau, seconded by Klehr, to make an ADVISORY**

**RECOMMENDATION to the Plan Commission to approve. The motion passed by the following vote:**

**Ayes:** 4 - Jessica Klehr; Shane A. Bernau; Christian J. Harper and Juliana R. Bennett

**Noes:** 1 - Russell S. Knudson

**Recused:** 1 - Rafeeq D. Asad

**Excused:** 2 - Lois H. Braun-Oddo and Amanda T. Arnold

**Non Voting:** 1 - Cliff Goodhart

6. [72121](#)

4205 Portage Road - Residential Building Complex. 17th Ald. Dist.

The motion included a friendly amendment by Knudson to include a condition to use bark mulch instead of washed stone.

**A motion was made by Bennett, seconded by Klehr, to make an ADVISORY RECOMMENDATION to the Plan Commission to approve. The motion passed by the following vote:**

**Ayes:** 5 - Juliana R. Bennett; Jessica Klehr; Shane A. Bernau; Christian J. Harper and Russell S. Knudson

**Recused:** 1 - Rafeeq D. Asad

**Excused:** 2 - Lois H. Braun-Oddo and Amanda T. Arnold

**Non Voting:** 1 - Cliff Goodhart

7. [72313](#)

1801-1841 Northport Drive - Planned Multi-Use Site, New Drive-Thru Restaurant. 12th Ald. Dist.

The motion included the following conditions:

- Replace the stone mulch with bark mulch along patio area and sidewalks.
- Swap out the Stella D'Oro daylilies with a different variety of lily or perennial.

**A motion was made by Bernau, seconded by Klehr, to make an ADVISORY RECOMMENDATION to the Plan Commission to approve. The motion passed by voice vote/other.**

8. [69208](#)

2165 Linden Avenue - Planned Development (PD), Multi-Family Residential Building. 15th Ald. Dist.

The motion provided for the following conditions, to be reviewed administratively by the UDC Secretary:

- All posts and supports shall be one color throughout.
- Simplify the window trim on the end walls to match the window details in the stair tower (remove the cornice feature).
- Reduce the number of materials and colors on the end walls to use the black darker color versus the white.
- Introduce as much depth as possible on the wood tone facades on all sides of the building to give materials the chance to turn a corner and terminate, with at least eight-inches in change of plane.

**A motion was made by Knudson, seconded by Klehr, to make an ADVISORY RECOMMENDATION to the Plan Commission to approve. The motion passed by voice vote/other.**

**INFORMATIONAL PRESENTATIONS**

- 9. [75402](#) 2125 Commercial Avenue - Building Addition and Remodel in Urban Design District (UDD) 4. 12th Ald. Dist.

**The Urban Design Commission Received an Informational Presentation**

- 10. [70108](#) 139 W. Wilson Street - New Residential Building in UMX Zoning. 4th Ald. Dist.

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

- 11. [75228](#) 437-445 W Johnson Street/215-221 N Bassett Street/430-440 W Dayton Street - New Student Housing Project. 4th Ald. Dist.

**The Urban Design Commission Received an Informational Presentation**

**SECRETARY'S REPORT**

**BUSINESS BY MEMBERS**

- 12. [75187](#) Confirming the format of Urban Design Commission meetings (virtual vs. in-person).

**A motion was made by Asad, seconded by Bennett, to transition back to in-person meetings. The motion passed by the following vote:**

**Ayes:** 4 - Jessica Klehr; Christian J. Harper; Rafeeq D. Asad and Juliana R. Bennett

**Noes:** 2 - Shane A. Bernau and Russell S. Knudson

**Excused:** 2 - Lois H. Braun-Oddo and Amanda T. Arnold

**Non Voting:** 1 - Cliff Goodhart

- 13. [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 8:57 p.m. by unanimous consent.**