



City of Madison

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

Wednesday, August 16, 2017

4:30 PM

210 Martin Luther King, Jr. Blvd.
Room 351 (City County Building)

CALL TO ORDER / ROLL CALL

- Present:** 8 - Amanda Hall; Lois H. Braun-Oddo; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Rafeeq D. Asad; R. Richard Wagner and Michael J. Rosenblum
- Excused:** 1 - Thomas A. DeChant

APPROVAL OF MINUTES

A motion was made by Braun-Oddo, seconded by Rosenblum, to Approve the Minutes of August 2, 2017. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

None.

SECRETARY'S REPORT/AGENDA OVERVIEW

SPECIAL ITEM OF BUSINESS

1. [48347](#) Report of the Facade Grant Staff Team - 11 North Allen Street, Evan Gruzis/Winston Holdings, LLC. 5th Ald. Dist.

This item was approved as a consent item with the finding that all applicable standards are adequately addressed.

A motion was made by Goodhart, seconded by Braun-Oddo, to Accepted the Report of the Facade Grant Staff Team. The motion passed by voice vote/other.

PUBLIC HEARING ITEMS

2. [47904](#) 722 East Main Street - Madison Gas & Electric Substation Enclosure in UDD No. 8. 6th Ald. Dist.

This item was approved as a consent item with the finding that all applicable standards are adequately addressed.

The motion instructed the applicant to look for any relief to get landscaping between the fence and the sidewalk, and to possibly add trees where there are gaps.

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

3. [47700](#) 901 East Washington Avenue - New Development of a Boutique Hotel in UDD No. 8. 6th Ald. Dist.

A motion was made by Rosenblum, seconded by O'Kroley, to Refer to the URBAN DESIGN COMMISSION meeting of September 6, 2017. The motion passed by voice vote/other.

ROLL CALL

Present: 9 - Amanda Hall; Lois H. Braun-Oddo; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Rafeeq D. Asad; Thomas A. DeChant; R. Richard Wagner and Michael J. Rosenblum

UNFINISHED BUSINESS

4. [47254](#) 3950 Commercial Avenue - Street Graphics Variance. 15th Ald. Dist.

The motion provided that the applicant explore raising the "McAllen Center" text upwards in smaller print, giving them more space for their tenants.

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

5. [47350](#) 2230 West Broadway - New Four-Story Mixed-Use Building Containing 48 Apartments and 2,800 Square Feet of Commercial Space with Underground Parking in UDD No. 1. 14th Ald. Dist.

The motion provided for the following conditions:

- Adding additional scoring or panels to reduce the scale of them and to add a bit more interest as far as them relating to the scale of the brick.
- Adding a bit more of a top coping so it has a bit more of a cap to it.
- Reducing or verifying the light levels in the parking lot.
- Addressing the underside of the balconies so it's not bare wood.
- Looking at terracing the drive to the lower level so you don't have to install guardrails.
- Perform a tree survey to see which trees can be saved.
- Adding more canopy trees on both ends of the development.
- Study the cover on the top balcony.
- When the drawings come back to staff they shall accurately represent all panel reveals, joints and colors, or bring samples.
- Look at redesigning the front entrance so it's accessible from Broadway.
- Restrict the parking to just the commercial uses.

It was acknowledged that the applicant was willing to work with Alder Carter and Chairperson Wagner, if necessary to move the project forward.

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

Ayes: 7 - Amanda Hall; Lois H. Braun-Oddo; Dawn O. O'Kroley; Cliff Goodhart; Rafeeq D. Asad; Thomas A. DeChant and Michael J. Rosenblum

Noes: 1 - John A. Harrington

Non Voting: 1 - R. Richard Wagner

6. [47268](#) 530 Junction Road - PD, New Development of a Mixed-Use Retail/Office and Multi-Family Development. 9th Ald. Dist.
- The motion provided for approval of the building materials contained within the Commission's packets, with the understanding that two large canopy trees be added to the parking lot island and the area left of the triangle; the articulation of the residential entries be increased; the louver returns be possibly aligned; and the material called out as "material #3" could be either concrete or EIFS.

A motion was made by O'Kroley, seconded by Rosenblum, to Grant Final Approval. The motion passed by voice vote/other.

7. [44467](#) 301 Cross Oak Drive - PD(SIP), Multi-Family Townhome Development Consisting of Nine Units. 9th Ald. Dist.
- The motion provided for improvements to the windows, balconies, all gables in the front as discussed, and the landscaping comments.

A motion was made by O'Kroley, seconded by Hall, to Grant Final Approval. The motion passed by the following vote:

Ayes: 7 - Amanda Hall; Lois H. Braun-Oddo; Dawn O. O'Kroley; Cliff Goodhart; John A. Harrington; Thomas A. DeChant and Michael J. Rosenblum

Abstentions: 1 - Rafeeq D. Asad

Non Voting: 1 - R. Richard Wagner

NEW BUSINESS

8. [48348](#) 222 North Charter Street - PD(SIP), 12-Story Student Housing Building. 8th Ald. Dist.
- The Urban Design Commission Received an Informational Presentation**
9. [48349](#) 2507 Winnebago Street - PD(SIP), New Development of 59 Units of Affordable and Market-Rate Grand Family and Kinship Family Housing in Two Buildings. 6th Ald. Dist.
- The Urban Design Commission Received an Informational Presentation**

ADDITIONAL UNFINISHED BUSINESS

10. [47494](#) 130 East Gilman Street - PD, Conversion of the Former Governor's Mansion/Executive Residence to an 8-Room Hotel with Event Space and Cafe. 2nd Ald. Dist.
- A motion was made by Braun-Oddo, seconded by Goodhart, to Grant Final Approval. The motion passed by voice vote/other.**

BUSINESS BY MEMBERS

None.

ADJOURNMENT

The meeting was Adjourned at 7:41 p.m. by unanimous consent.