



City of Madison

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

Wednesday, March 27, 2019

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 - Lois H. Braun-Oddo; Jessica Klehr; Cliff Goodhart; Shane A. Bernau;
Rafeeq D. Asad; Thomas A. DeChant and R. Richard Wagner

Excused: 3 - Sheri Carter; Christian J. Harper and Craig D. Weisensel

APPROVAL OF MINUTES

A motion was made by Braun-Oddo, seconded by DeChant, to Approve the Minutes of March 13, 2019. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

None.

SECRETARY'S REPORT/AGENDA OVERVIEW

Janine Glaeser gave an overview of the projects.

PUBLIC HEARING ITEM

1. [54465](#) 6918 Seybold Road - Renovation of Existing Restaurant Building for Single Retail Tenant Located in UDD No. 2. 19th Ald. Dist.

This item was referred at the request of the applicant.

UNFINISHED BUSINESS

2. [54125](#) 10202 Old Sauk Road - Public Project, New Development of a Middleton-Cross Plains Elementary School. 9th Ald. Dist.

The motion provided for the following:

- Consider species other than Red Oak for the parking lot;
- Look at making the walkway double in size for the incorporation of more trees;
- Look at alternatives for the light poles lining the long driveway.

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

Ayes: 5 - Lois H. Braun-Oddo; Jessica Klehr; Shane A. Bernau; Rafeeq D. Asad and Thomas A. DeChant

Recused: 1 - Cliff Goodhart

Excused: 3 - Sheri Carter; Christian J. Harper and Craig D. Weisensel

Non Voting: 1 - R. Richard Wagner

3. [54428](#) 4706 E. Washington Avenue - New Multi-Tenant Commercial Building in a Planned Multi-Use Site Located in UDD No. 5. 17th Ald. Dist.

A motion was made by DeChant, seconded by Asad, to Refer to the URBAN DESIGN COMMISSION meeting of April 10, 2019. The motion passed by voice vote/other.

NEW BUSINESS

4. [55057](#) 6909 Odana Road - Building and Site Maintenance Improvements for Burger King. 19th 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.

The design shall meet all City lighting ordinances with regard to full cut-off shield and direction of lighting, and all applicable parking lot standards.

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

5. [55051](#) 1312 S. Park Street - SSM Dean Medical Clinic Redevelopment Located in UDD No. 7. 13th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

BUSINESS BY MEMBERS

- FYI: 417 State Street (formerly Sacred Feather): the new tenant painted the entire exterior black. Building Inspection went out and issued a stop order and immediate removal of the paint. However, once historic stone is painted it loses its integrity. Staff has been working to provide some guidance to remove the paint, unfortunately damage did occur to the brick and mortar. The Landmarks Commission is considering a State Street Historic District and will begin looking at that process.

- The Secretary asked the Commission what they wish to see as far as a glare or reflective study for a lot on E. Washington Avenue.

- The faceted nature of the glass. Does that face out or in? Because of the angle of the Isthmus, my concerns were threefold: Breese Stevens playing field, the highrises along E. Washington Avenue (particularly low winter), and cars driving along the boulevard. Do any of those facets likely create that glare?

- What kind of software or study or information can give us those answers?

What angle of the sun, where is the recipient of the glare going to be? We can't ask them for something we don't know anything about.

- I would say low winter sun, western in the evening and bounce it off those four surfaces of that pyramid and see where it hits. The building at 727 by Findorff is metal but in low winter it sends glare right across the bay directly into a few peoples' windows. I don't know if you can prevent it, but at least a cost-effective way to study.

- Maybe the window manufacturers would have software for that. This building is also highly glazed. If there's any resource at their disposal I would ask for some thought toward that potential problem.

- If they're able to figure out how to do this study I think Breese Stevens would be a bigger issue in the summer.

- But when we first started seeing shadow studies we didn't know what they were.

- It's the applicant's job to convince, they have to present evidence. We have concerns, they have to come up with the evidence.

- A few months ago we gave initial approval to a hotel on State and Carroll Streets. Have you heard any further development on that?
(Secretary) Staff will follow up with a report.

- What exactly does that mean, that the E. Washington Avenue project is coming back to us?

- (Chair) We had given it final approval but the Plan Commission has referred it back to us and asked for an examination of the glare study and the fake front at 924 E. Main Street. It doesn't mean a new application from the applicant. We can let our prior action stand or we could modify that at the time it is before us.

- Didn't the Landmarks Commission have something to say about that?

- There was a review and they had to get approval for the demolition.

ADJOURNMENT

The meeting was Adjourned at 6:05 p.m. by unanimous consent.