



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, December 2, 2020

4:30 PM

Virtual Meeting

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 - Lois H. Braun-Oddo; Jessica Klehr; Cliff Goodhart; Shane A. Bernau; Christian J. Harper; Rafeeq D. Asad; Thomas A. DeChant; Craig D. Weisensel and Russell S. Knudson
Excused: 1 - Syed Abbas

APPROVAL OF MINUTES

A motion was made by Braun-Oddo, seconded by Weisensel, to Approve the Minutes of November 4, 2020. The motion passed by voice vote/other.

PUBLIC COMMENT

1. [61804](#) Public Comment
None.

DISCLOSURES AND RECUSALS

Bernau recused himself on Item #8. Asad recused himself on Item #10.

AGENDA OVERVIEW

Janine Glaeser gave an overview of the projects.

SPECIAL ITEMS OF BUSINESS

2. [62936](#) Presentation by Assistant City Attorney John Strange on Robert's Rules
A motion was made by Braun-Oddo, seconded by Klehr, to Refer to the URBAN DESIGN COMMISSION meeting of January 13, 2021. The motion passed by voice vote/other.
3. [63079](#) Informational Presentation from Parks Division on the Vilas Park Master Plan Updates - Advisory Recommendation

The motion recommended approval with the commentary received tonight related to parking, playgrounds, issues about how to proceed with moving the lagoon to its more natural state, and the new entrance on Campbell Street. It's very clear a lot of thought has been put into this plan, but the entrance off Campbell Street is a bigger deal than we might be discussing tonight.

A motion was made by DeChant, seconded by Klehr, Recommended Approval of the Vilas Park Master Plan. The motion passed by voice vote/other.

PUBLIC HEARING ITEMS

4. [62785](#) 10 E. Doty Street/1-33 E. Main Street/119 Martin Luther King, Jr. Boulevard - 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.**
5. [62786](#) 1211 Fish Hatchery Road, 1213 & 1219 South Street - Comprehensive Design Review in UDD No. 7. 13th Ald. Dist.
- The motion provided for all signs to be code compliant.
- A motion was made by Asad, seconded by DeChant, to Grant Final Approval. The motion passed by voice vote/other.**
6. [62787](#) 2232 West Broadway - Signage Exception. 14th Ald. Dist.
- It was confirmed that the text would be non-italicized.
- 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.**
7. [62788](#) 2526 Monroe Street - Signage Exception. 13th 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.**
8. [60545](#) 1-19 N. Pinckney Street/120 E. Washington Avenue/22 N. Webster Street - Proposed Redevelopment of Portions of Block 101 for a Nine-Story Commercial/Office Building with Six Floors of Underground Parking Located in UDD No. 4. 4th Ald. Dist.
- The motion provided for shortening the prow of the balconies.
- A motion was made by Asad, seconded by Weisensel, to Grant Final Approval. The motion passed by the following vote:**
- Ayes:** 5 - Lois H. Braun-Oddo; Cliff Goodhart; Rafeeq D. Asad; Thomas A. DeChant and Craig D. Weisensel
- Noes:** 3 - Jessica Klehr; Christian J. Harper and Russell S. Knudson

Recused: 1 - Shane A. Bernau

Excused: 1 - Syed Abbas

9. [62064](#) 1402 S. Park Street - New Mixed-Use Building Containing Residential and Grocery Store in UDD No. 7. 13th Ald. Dist.

The motion for initial approval provided for address of the following:

- Response to comments on the play space and the development of that corner of the site, which is highly tied to stormwater management.
- Potential expansion of green roofs.
- Some significant creative alternatives for recreation space on-site.
- The parking structure use of the top level adjacencies and proximity to windows, and that space between cars and windows.
- Revisit the white siding for something darker, looking at how the second building is articulated, it's really flat and long, how the white vs. brick is articulated, the walk-up from the two-stories, that plane.
- Committing to the string lights as a feature on the north side, if it's not already.
- You might consider some sort of a cistern or holding solution for the stormwater. Creative solutions to stormwater and how it relates to recreational space. You could do some sort of cistern system under the parking.
- Units facing south should have an equitable feel to them as the north. The detailing is less on that side, the parking is on that side.
- Alders Carter and Evers requests for more color and vitality.

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

UNFINISHED BUSINESS

10. [50844](#) 5133-5237 University Avenue - New Development of Three Proposed Buildings with 90 Multi-Family Residential Units and Approximately 8,000 Square Feet of Commercial Use in UDD No. 6. 19th Ald. Dist.

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

11. [61867](#) 7050-7104 Watts Road - PD, New Single-Story Restaurant Building. 1st Ald. Dist.

The motion provided for the following:

- Change to the GDP.
- Restrict the number of lights shining upward to just adequately illuminate the flags and nothing else.
- Shade trees in the parking lot islands for shade and heat effect.

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

NEW BUSINESS

12. [63076](#) 1825-1837 Aberg Avenue - Referral from Planning Division Director, Alteration to an

Approved 4-Story Mixed-Use Building and 2-Story 6-Unit Townhouse Building. 12th Ald. Dist.

A motion was made by Braun-Oddo, seconded by Klehr, to Recommend to the Planning Division Director that the proposed changes to the roof form are acceptable. The motion passed by voice vote/other.

SPECIAL ITEM OF BUSINESS

- 13. [63203](#) Updates to Chapter 33.24, Urban Design Commission Ordinance

SECRETARY'S REPORT

BUSINESS BY MEMBERS

None.

ADJOURNMENT

The meeting was Adjourned at 9:36 p.m. by unanimous consent.