



# 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, June 15, 2022

4:30 PM

Virtual

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**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:** 6 - Lois H. Braun-Oddo; Jessica Klehr; Cliff Goodhart; Christian J. Harper; Rafeeq D. Asad and Thomas A. DeChant  
**Excused:** 2 - Shane A. Bernau and Russell S. Knudson

### APPROVAL OF MINUTES

**A motion was made by Braun-Oddo, seconded by Klehr, to Approve the Minutes of June 1, 2022. The motion passed by voice vote/other.**

### PUBLIC COMMENT

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

### DISCLOSURES AND RECUSALS

None.

### AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

### SPECIAL ITEM OF BUSINESS

2. [71975](#) Presentation by the Girl Scouts Troop #1477 & #1953 Advocating for the use of Low-Embodied Carbon Materials in Madison Building Projects.  
**The Urban Design Commission Received a Presentation**

**PUBLIC HEARING ITEMS**

3. [71615](#) 3326 Agriculture Drive - New Addition to Existing Manufacturing Building Located in Urban Design District (UDD) No. 1. 16th Ald. Dist.

The motion noted the following:

- The Commission finds the use of metal materials on the building's exterior acceptable.
- The Commission accepts the stone mulch as continuous of existing conditions.
- Maintain the trees within the loop road on the south side of the berm.
- If it can be accommodated, the three trees on the south side of the existing building should be replaced/relocated to the south side of the proposed addition to help break-up the façade.
- Increase the number of white pines located along the street frontage, two or three trees, and locate them closer together.
- Submit a lighting plan, which can be approved administratively by the UDC Secretary.

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

4. [70449](#) 3554 E. Washington Avenue - Renovation of an Existing Building into a Grocery Store in Urban Design District (UDD) No. 5. 12th Ald. Dist.

The motion noted the following, for staff approval:

- Create a landscape bed for the arborvitae along the site's northern property line. .
- The plantings along the storefront windows shall not exceed the window sill height along the front of the building and relocate plantings as necessary to spaces between windows
- Add a center mullion to the first floor storefront windows similar to historic photos.
- Submit a lighting photometric plan and fixture cut-sheets for administrative approval by the UDC Secretary.
- Recommend a sans serif font style and color change for the proposed signage shown.

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

5. [70889](#) 231 S. Pinckney Street - Comprehensive Design Review (CDR) of Signage. 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 DeChant, seconded by Braun-Oddo, to Grant Final Approval. The motion passed by voice vote/other.**

**NEW BUSINESS**

6. [71659](#) 4301 East Towne Boulevard - Conditional Use Alteration for Addition to the Culver's Drive-Thru Restaurant. 17th Ald. Dist.

The motion noted the following:

- Update the landscape plan to show washed stone mulch in the new drive-thru island, but shredded wood mulch shall remain on the other landscaped addition.
- Replace the lost four-inch caliper crabapple tree with something similar in an area to be chosen by the applicant, possibly near the new entrance drive.

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

## UNFINISHED BUSINESS

7. [69543](#) 2101-2115 E. Springs Drive - Residential Building Complex Consisting of Four, 4-Story Multi-Family Apartment Buildings. 17th Ald. Dist.

The motion noted the following:

- The UDC recommends that the improved site plan is acceptable.
- The UDC recommends that a row of evergreen trees (Thuja Green Giant) be added to the portion of the site that fronts the Interstate. Consideration should be given to pushing the evergreens as far back on the property as possible to allow for the row of maples to remain. .
- UDC recommends including a third color or material in the building material palette and design to provide less similarity from building-to-building.
- At the subjectivity of the architect, UDC recommends that the third floor roof element be re-examined with the goal of reducing the heaviness of the element. Consideration should be given to returning this element to the vertical projecting element on the building end wall. .
- UDC recommends pushing the walpaks back from the primary edge of the balconies to reduce visibility from the street.

**A motion was made by Braun-Oddo, seconded by Klehr, to Recommend Approval. The motion passed by the following vote:**

**Ayes:** 4 - Lois H. Braun-Oddo; Jessica Klehr; Christian J. Harper and Thomas A. DeChant

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

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

**Non Voting:** 1 - Cliff Goodhart

8. [70450](#) 802-826 Regent Street and 9 N. Park Street; 8th Ald. Dist. - Demolition of existing structures and construction of a 10-story residential building in Urban Mixed-Use (UMX) zoning.

**A motion was made by Braun-Oddo, seconded by Klehr, to Refer to the URBAN DESIGN COMMISSION meeting of July 13, 2022. The motion passed by voice vote/other.**

## SECRETARY'S REPORT

## BUSINESS BY MEMBERS

9. [64940](#) Announcements, Questions and/or Consideration Items for Future Agendas (No Other Action To Be Taken Under This Item)

## ADJOURNMENT

**The meeting Adjourned at 6:56 p.m. by unanimous consent.**