



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft 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 17, 2025

4:30 PM

Virtual

Call to Order/Roll Call

Present: 5 - Davy Mayer; Shane A. Bernau; Anina Mbilinyi; Rafeeq D. Asad and Nicholas L. Hellrood
Excused: 2 - Jessica Klehr and David W.J. McLean

Approval of Minutes

A motion was made by Mbilinyi, seconded by Hellrood, to Approve the Minutes of December 3, 2025. The motion passed by voice vote/other.

Public Comment

1. [86031](#) Urban Design Commission Public Comment

None.

Agenda Overview

Jessica Vaughn gave an overview of the projects.

Disclosures and Recusals

Bernau disclosed for Item #4 that he previously worked on a different iteration of the site.

Public Hearing Items

2. [90881](#) 4502 Regent Street - Comprehensive Design Review for Signage (CDR). (District 11)

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 Hellrood, seconded by Asad, to Grant Final Approval. The motion passed by voice vote/other.
3. [90919](#) 341 Junction Road - Signage Exception. (District 9)

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 Hellrood, seconded by Asad, to Grant Final Approval.

The motion passed by voice vote/other.

Unfinished Business

4. [90072](#) 33 W Johnson Street (formerly 200 Wisconsin Avenue) - New Hotel in Urban Mixed-Use (UMX). (District 4)

The motion included the following conditions and findings:

- The bus stop design and materials shall be a similar material to the building (bronze metal).
- Louvers shall fit within the context of the design and existing rhythm of openings.
- Finding that the activation of the meeting spaces and tall windows provide an enhanced design at the pedestrian level, along with landscape, a separate, clear pedestrian pathway, maintenance of the trees on Wisconsin Avenue, while not meeting the letter of the guidelines, do maintain the intent of the Downtown Urban Design Guidelines that speak to site access and circulation.
- The Commission noted that if the arch should become integrated as a part of the proposed development, additional review and approval should be undertaken to evaluate how it is integrated in and consistent with the site plan, landscape, and building.

A motion was made by Asad, seconded by Mayer, to make an advisory recommendation to the Plan Commission to APPROVE. The motion passed by voice vote/other.

5. [89582](#) 411-433 W Gilman Street - New Mixed-Use Building in Urban Mixed-Use (UMX) Zoning. (District 2)

A motion was made by Asad, seconded by Mayer, to Refer to the URBAN DESIGN COMMISSION meeting of 1/21/2026 at the request of the applicant. The motion passed by voice vote/other.

New Business

6. [90918](#) 7401 Mineral Point Road - Planned Multi-Use Site, New Two-Story Commercial Building with Double Drive-Thru. (District 9)

A motion was made by Asad, seconded by Mayer, to Refer to the URBAN DESIGN COMMISSION meeting of 1/21/2026 at the request of the applicant. The motion passed by voice vote/other.

7. [91325](#) 3205 Stevens Street - Residential Building Complex. (District 5)

The motion passed with the following condition:

- Revise the landscape plan to reflect an increase in density and screening, particularly in and near the parking areas, along pedestrian pathways and main site entrances and along east and west property lines, and a wider variety of plantings including providing a wider variety of sizes and species to provide seasonal interest and texture.
- The continued review of landscaping can be administratively approved.

A motion was made by Hellrood, seconded by Mayer, to make an advisory recommendation to the Plan Commission to APPROVE. The motion passed by voice vote/other.

Informational Presentation

8. [91174](#) 1902 E Johnson Street/2010, 2030-2034, 2076 Pennsylvania Avenue - New Mixed-Use Development in Urban Design District (UDD) 4. (District 12)

The Urban Design Commission Received an Informational Presentation

Schedule of Meetings

Secretary's Report

Business by Members

9. [87114](#) Business by Members

Adjournment

The meeting was Adjourned at 8:02 p.m. by unanimous consent.