



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## 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?*

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Wednesday, January 21, 2026

4:30 PM

Virtual

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### Call to Order/Roll Call

McLean arrived at 4:34 p.m. Asad arrived at 4:40 p.m.

**Present:** 5 - Davy Mayer; David W.J. McLean; Shane A. Bernau; Rafeeq D. Asad and Nicholas L. Hellrood

**Excused:** 2 - Jessica Klehr and Anina Mbilinyi

### Approval of Minutes

**A motion was made by Hellrood, seconded by Mayer, to Approve the Minutes of December 17, 2025. The motion passed by voice vote/other.**

### Public Comment

1. [91178](#) Urban Design Commission Public Comment

None.

### Disclosures and Recusals

None.

### Agenda Overview

Jessica Vaughn gave an overview of the projects.

### Public Hearing Items

2. [91180](#) 120 E Lakeside Street - Signage Exception. (District 13)

**A motion was made by Asad, seconded by McLean, to Refer to the URBAN DESIGN COMMISSION meeting of 2/4/2026. The motion passed by voice vote/other.**

3. [91181](#) 2501 & 2601 W Beltline Highway - Amendment to an Existing Comprehensive Design Review for Signage (CDR). (District 10)

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 Asad, seconded by McLean, to Grant Final Approval.**

**The motion passed by voice vote/other.**

4. [91182](#) 720 & 750 University Row - Comprehensive Design Review for Signage (CDR). (District 19)

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

### **Unfinished Business**

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

The motion was made with the following conditions needing to be met for the Commission to find that the development is generally consistent with the Downtown Urban Design Guidelines:

- The applicant shall relocate the garage door to a building recess area to create a full volume at the street,
- The applicant shall revise the design/detailing of the four-story base masses to bring some of the design/detailing of the recreated façade to the other masses. All four masses do not need to match exactly but there should be a continuity of design elements: the opening sizes, datum lines, materials, materials/colors, etc.,
- The applicant shall provide a detail where the material transitions from metal panels to glazing on the upper levels. Design of the upper levels shall incorporate changes in plane where the metal panels transition to the glazing,
- The Gilman Street frontage shall be redesigned to include landscape or other design elements to soften the hardscape and introduce color and texture into the streetscape,
- If the refuse disposal will be handled completely inside the building, the height of the door is acceptable. If the door does remain at the proposed height, the applicant shall explore incorporating a color break to create a datum line at the first floor. If trash cannot be handled completely inside the building, the applicant shall revise the height of the door to come down to the first-floor.

**A motion was made by McLean, seconded by Asad, to Refer this item. 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 McLean, to Refer to the URBAN DESIGN COMMISSION meeting of 2/4/2026. The motion passed by voice vote/other.**

### **Secretary's Report**

7. [91362](#) Secretary's Report: 2026

### **Business by Members**

8. [91179](#) Business by Members

**Adjournment**

The meeting was Adjourned at 6:31 p.m. by unanimous consent.