



# 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, December 4, 2024

4:30 PM

Virtual

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### CALL TO ORDER / ROLL CALL

**Present:** 6 - Jessica Klehr; David W.J. McLean; Shane A. Bernau; Anina Mbilinyi;  
Rafeeq D. Asad and Nathaniel (Harry) Graham  
**Excused:** 2 - Marsha A. Rummel and Russell S. Knudson

### APPROVAL OF MINUTES

A motion was made by Klehr, seconded by Graham, to Approve the Minutes of November 20, 2024. The motion passed by voice vote/other.

### PUBLIC COMMENT

1. [81138](#) Public Comment  
None.

### ROLL CALL

**Present:** 8 - Marsha A. Rummel; Jessica Klehr; David W.J. McLean; Shane A. Bernau;  
Anina Mbilinyi; Rafeeq D. Asad; Nathaniel (Harry) Graham and Russell S.  
Knudson  
**Excused:** 1 - Marsha A. Rummel

### DISCLOSURES AND RECUSALS

None.

### AGENDA OVERVIEW

Jessica Vaughn gave an overview of the project.

### PUBLIC HEARING ITEMS

### ROLL CALL

**Present:** 6 - Jessica Klehr; David W.J. McLean; Shane A. Bernau; Anina Mbilinyi;  
Nathaniel (Harry) Graham and Russell S. Knudson  
**Excused:** 2 - Marsha A. Rummel and Rafeeq D. Asad

2. [85977](#) 4845 Tradewinds Parkway - New Building for an Indoor Sports Center in Urban Design District (UDD) 1. (District 16)

The motion passed with the following finding and conditions:

- Overall, the Commission noted that the building siting and massing was appropriate.
- The Landscape Plan shall be refined to include:
  - Hardwood bark mulch, not washed stone as noted on the plans;
  - The Stella D'oro daylily should be swapped out for a different type of daylily or a different native flowering perennial;
  - Where there are perennial plants in the planting plan, the landscape plan shall be refined to increase the number/rows (double or triple) what is shown;
  - The foundations plantings (shrubs and perennials) shall be increased in quantity to better contribute to the design (alpine currant, spirea, honeysuckle, taller ornamental grasses, taylor junipers);
  - The Cleveland select pear, has been advised against by the WDNR, this species should be replaced with another small stature tree (serviceberry, musclewood, etc.);
  - The landscape on the south side of the site should be revised to frame the space for the potential future outdoor soccer field; and
  - The groupings of plants should reflect odd numbers of plantings.
- The single-story masses along the southside of the building be refined to be more integrated into the overall building design and footprint.
- The applicant team shall provide additional perspectives that show the proposed metal panels are a design of exceptional merits, consistent with the UDD 1 guidelines and requirements.
- The lighting plan shall be updated and additional information provided to address the comments noted in the staff report related to fixtures and light levels.

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

## SCHEDULE OF MEETINGS

## SECRETARY'S REPORT

## BUSINESS BY MEMBERS

3. [81137](#) 2024 Announcements, Questions and/or Considerations for Future Agendas (no other action to be taken under this item).

## ADJOURNMENT

**The meeting was Adjourned at 5:23 p.m. by unanimous consent.**