



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, April 15, 2026

4:30 PM

Virtual

Call to Order/Roll Call

Hellrood arrived at 5:27 p.m. during Item #3

Present: 5 - Davy Mayer; Jessica Klehr; David W.J. McLean; Shane A. Bernau and Anina Mbilinyi

Excused: 2 - Rafeeq D. Asad and Nicholas L. Hellrood

Approval of Minutes

A motion was made by Klehr, seconded by McLean, to Approve the Minutes. The motion passed by voice vote/other.

Public Comment

1. [91178](#) Urban Design Commission Public Comment
None.

Disclosures and Recusals

Bernau recused on Items #6 and #7; McLean acted as Chair.

Agenda Overview

Jessica Vaughn gave an overview of the projects.

Public Hearing Items

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

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 Klehr, seconded by Mbilinyi, to Grant Final Approval. The motion passed by voice vote/other.
3. [92295](#) 4710 East Towne Boulevard - Comprehensive Design Review for Signage. (District 17)

The Referral allows the applicant to explore alternatives that result in a sign package that is more consistent across the sign package, including sign types, and that reflects the necessary signage for business identification to meet CDR Criteria No. 2. Overall, the package should strive to be closer to compliant with the Sign Ordinance.

A motion was made by McLean, seconded by Mayer, to Refer to a future URBAN DESIGN COMMISSION meeting. The motion passed by voice vote/other.

Ayes: 4 - Davy Mayer; Jessica Klehr; David W.J. McLean and Anina Mbilinyi

Abstentions: 1 - Nicholas L. Hellrood

Excused: 1 - Rafeeq D. Asad

Non Voting: 1 - Shane A. Bernau

4. [85707](#) 810 & 818 W Badger Rd/2430 S Park St - Mixed-Use Development Including Public Building(s) Located in Urban Design District (UDD) 7. (District 14)

A motion was made by Klehr, seconded by Mayer, to Refer to the URBAN DESIGN COMMISSION meeting of 4/29/2026. The motion passed by voice vote/other.

Excused: 2 - Rafeeq D. Asad and Nicholas L. Hellrood

Special Item of Business

5. [92611](#) Report of the Facade Grant Staff Team - 3802 Mineral Point Road. (District 5)

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 Klehr, seconded by Mbilinyi, to Grant Final Approval. The motion passed by voice vote/other.

Roll Call

Present: 6 - Davy Mayer; Jessica Klehr; David W.J. McLean; Shane A. Bernau; Anina Mbilinyi and Nicholas L. Hellrood

Excused: 1 - Rafeeq D. Asad

Unfinished Business

6. [90917](#) 999 S Park Street - New Mixed-Use Building in Urban Design District (UDD) 7. (District 13)

Bernau was recused, McLean acted as Chair.

The motion included the following conditions:

- The northeast elevation shall be revised to remove the vertical toasted walnut band, and
- The west elevation shall be revised to remove the wood panel that projects into the barrel roof.

A motion was made by Klehr, seconded by Hellrood, to Grant Final Approval. The motion passed by the following vote:

Ayes: 4 - Jessica Klehr; David W.J. McLean; Anina Mbilinyi and Nicholas L. Hellrood

Noes: 1 - Davy Mayer

Recused: 1 - Shane A. Bernau

Excused: 1 - Rafeeq D. Asad

New Business

7. [89625](#) 111 N Walter Street - Residential Building Complex. (District 15)

Bernau was recused, McLean acted as Chair.

The motion passed with the following finding and condition:

- The UDC finds that the standards for a Residential Building Complex have been met.
- The landscape plan shall be revised to better screen the east and west elevations of Building B, and the south elevation of Building A.

A motion was made by Klehr, seconded by Hellrood, to make an advisory motion to the Plan Commission to Approve. The motion passed by the following vote:

Ayes: 4 - Anina Mbilinyi; Davy Mayer; Jessica Klehr and Nicholas L. Hellrood

Recused: 1 - Shane A. Bernau

Excused: 1 - Rafeeq D. Asad

Non Voting: 1 - David W.J. McLean

8. [90918](#) 7401 Mineral Point Road - Planned Multi-Use Site, New Two-Story Commercial Building with Drive-Thru. (District 9)

The motion to Approve included the following findings and conditions, which can be administratively reviewed:

The landscape plan shall be revised to:

- Incorporate tree islands in the southern-most row of parking and in the centrally located double bay of parking,
- Replace the Stella D'oro day lily with a different day lily or native flowering options (i.e., cone flowers),
- Replace the gray dogwood with another ornamental species (i.e., service berry or hawthorne),
- Replace the redbud tree with a true canopy tree (i.e., swamp white oak which is urban tolerant),
- Replace the bark mulch to a mulch that is not dyed,
- Screen the blank walls on the east and west elevations with taller plant material (i.e., emerald arborvitae) or bump up the height of the foundation plantings.
- The UDC finds that Conditional Use Standard 8, creating an environment of sustained aesthetic desirability, is being met.
- The UDC notes that the pedestrian connectivity in this area is a concern, not only internally to the West Towne Mall area, but externally to Mineral Point Road and the BRT and that the Plan Commission should review that in greater detail.

A motion was made by Klehr, seconded by McLean, to make an advisory motion to the Plan Commission to Approve. The motion passed by voice vote/other.

Informational Presentations

9. [92523](#) 502 Pflaum Road - Public Building for MMSD Sennett Middle School. (District 15)

The Urban Design Commission Received an Informational Presentation

10. [92524](#) 4301 Cherokee Drive - Public Building for MMSD Cherokee Middle School. (District 10)

The Urban Design Commission Received an Informational Presentation

Secretary's Report

Business by Members

11. [91179](#) Business by Members

Adjournment

The meeting was Adjourned at 9:01 p.m. by unanimous consent.