



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?*

Wednesday, May 20, 2026

4:30 PM

Virtual

Call to Order/Roll Call

Present: 5 - Davy Mayer; Jessica Klehr; Shane A. Bernau; Anina Mbilinyi and Rafeeq D. Asad

Absent: 1 - Nicholas L. Hellrood

Excused: 1 - David W.J. McLean

Approval of Minutes

A motion was made by Klehr, seconded by Mbilinyi, to Approve the Minutes of April 29, 2026. The motion passed by voice vote/other.

Public Comment

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

Disclosures and Recusals

Bernau disclosed that regarding Item #9, he worked on the GDP plan with a previous employer.

Agenda Overview

Jessica Vaughn gave an overview of the projects.

Public Hearing Items

2. [92296](#) 316 W Washington Avenue - Amendment to an Existing Comprehensive Design Review for Signage. (District 4)
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 Asad, to Grant Final Approval. The motion passed by voice vote/other.
3. [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 Asad, to Refer to the URBAN DESIGN COMMISSION and should be returned by 6/3/2026. The motion passed

by voice vote/other.

Special Items of Business

4. [92878](#) Adopting the Southeast Area Plan and the related Amendment to the Comprehensive Plan. (District 3, District 15, District 16)
- A motion was made by Asad, seconded by Klehr, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.**
5. [92879](#) Adopting the Southwest Area Plan and the related Amendment to the Comprehensive Plan. (District 1, District 7, District 10, District 19, District 20)
- A motion was made by Asad, seconded by Mbilinyi, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.**

New Business

6. [92800](#) 449 W Johnson Street - Exterior Alterations to an Existing Building in UMX Zoning. (District 4)
- 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 Asad, to Grant Final Approval. The motion passed by voice vote/other.**
7. [92613](#) 1910 Roth Street & 1201 Huxley Street - Residential Building Complex. (District 12)
- The motion to Refer included the following comments and conditions:
- Revise the building design to maintain the datum lines and consistent materials on the base, middle, top, and decreasing repetitive patterns;
 - Incorporate individual walk-up units along the first floor to create more of a connection to Huxley Street;
 - The landscape plan shall be revised to replace the eastern red cedar with another evergreen and the red maples located in the asphalt paving with a different species (i.e., swap white oaks or red oaks in those areas), and reflect natural shredded hardwood bark mulch;
 - Provide fencing details;
 - Revise the site plan to shift the northern-most building south to create more of a buffer along the north property line, different locations for the playgrounds, and providing more of a landscape buffer treatment along the railroad edge.
- A motion was made by Klehr, seconded by Mayer, to Refer to a future URBAN DESIGN COMMISSION meeting. The motion passed by voice vote/other.**

Informational Presentations

8. [93015](#) 5606 Russett Road - Public Building for MMSD Toki Elementary and Orchard Ridge Middle Schools. (District 10)
- The Urban Design Commission Received an Informational Presentation**
9. [93016](#) 615 Gardener Road - Major Amendment to a Previously Approved Planned Development for Madison Yards Block 1, Multi-Family Residential Building in Urban Design District (UDD) 6. (District 11)
- The Urban Design Commission Received an Informational Presentation**

Secretary's Report

Business by Members

10. [91179](#) Business by Members

Adjournment

The meeting was Adjourned at 7:15 p.m. by unanimous consent.