



# 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, September 3, 2025

4:30 PM

Virtual

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### CALL TO ORDER/ROLL CALL

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

### APPROVAL OF MINUTES

A motion was made by Klehr, seconded by Asad, to Approve the Minutes of August 13, 2025. The motion passed by voice vote/other.

### PUBLIC COMMENT

1. [86031](#) Urban Design Commission Public Comment  
None.

### DISCLOSURES AND RECUSALS

Alder Mayer disclosed that he lives across the street from Item #3. Hellrood recused himself from Item #4.

### AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

### PUBLIC HEARING ITEMS

2. [89410](#) 1704 Roberts Court - Comprehensive Design Review for Signage (CDR). (District 13)  
  
**A motion was made by Klehr, seconded by Hellrood, to Refer to the URBAN DESIGN COMMISSION meeting of 10/8/2025. The motion passed by voice vote/other.**
3. [89411](#) 2045 Atwood Avenue - Major Alteration to an Approved Comprehensive Design Review for Signage (CDR). (District 6)  
  
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.**4. [87895](#)

15-27 N Butler Street/302-308 E Washington Avenue - Major Amendment to an Existing Planned Development (PD) for a New Mixed-Use Building in Urban Design District (UDD) 4. (District 2)

On a motion by Klehr, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL** and made an advisory recommendation to the Plan Commission to **APPROVE**, with the following findings and conditions needing to be met to make a finding that the proposal is consistent with the Planned Development (PD) criteria:

The landscape plan shall be updated to include plantings along the north side of the building.

The lighting plan shall be revised remove the light fixtures located mid-building or be redesigned to reflect a better wall wash with a different fixture.

Further review and approval to be completed administratively.

The Commission finds that the long views are acceptable and the applicant has addressed the concerns about wallpacks.

The motion was passed on a vote of (3-1-1) with Klehr, Asad, and Mayer voting yes; Hellrood recused, and Bernau non-voting.

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

**Ayes:** 3 - Davy Mayer; Jessica Klehr and Rafeeq D. Asad

**Recused:** 1 - Nicholas L. Hellrood

**Excused:** 2 - David W.J. McLean and Anina Mbilinyi

**Non Voting:** 1 - Shane A. Bernau

**UNFINISHED BUSINESS**5. [88480](#)

1402 Wyoming Way - Public Building for MMSD Gompers Elementary and Black Hawk Middle Schools. (District 18)

The motion passed with the condition that the building design be refined to incorporate more color where feasible, including for example window frames, metal panels, window mullion extensions, fence color, etc.

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

**INFORMATIONAL PRESENTATIONS**6. [89581](#)

203 N Blount Street - Major Alteration to an Existing Planned Development (PD). (District 6)

**The Urban Design Commission Received an Informational Presentation**

7. [89582](#)

411-433 W Gilman Street - New Mixed-Use Building in the Downtown Core (DC). (District 2)

**The Urban Design Commission Received an Informational Presentation**

**SCHEDULE OF MEETINGS**

**SECRETARY'S REPORT**

**BUSINESS BY MEMBERS**

8. [87114](#) Business by Members

**ADJOURNMENT**

The meeting was Adjourned at 7:13 p.m. by unanimous consent.