



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?*

Wednesday, April 30, 2025

4:30 PM

Virtual

CALL TO ORDER / ROLL CALL

Present: 6 - Davy Mayer; Jessica Klehr; David W.J. McLean; Shane A. Bernau; Rafeeq D. Asad and Nathaniel (Harry) Graham
Excused: 1 - Anina Mbilinyi

APPROVAL OF MINUTES

A motion was made by Klehr, seconded by Graham, to Approve the Minutes of March 5, 2025. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

1. [86031](#) Urban Design Commission Public Comment

DISCLOSURES AND RECUSALS

Bernau disclosed that he has a collaborative working relationship with teams from Items #5, #6, and #7, but not on any of these specific projects.

AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

UNFINISHED BUSINESS

2. [86819](#) 5001 Femrite Drive - New Building in Urban Design District (UDD) 1. (District 16)

**A motion was made by Asad, seconded by McLean, to Grant Final Approval.
The motion passed by voice vote/other.**
3. [86359](#) 345 W Main Street - Major Amendment to an Approved Planned Development (PD) for the Construction of an Independent Living Facility for Capitol Lakes Retirement Community. (District 4)

The advisory motion included the following conditions:
 - The elevator and stair tower overrun shall be clad in materials as the upper floor fiber cement.
 - At the northwest corner of the building, along the W Main Street elevation, the lower-level blank wall shall be refined to include windows.
 - The garage louvers shall be designed to be integrated into the overall wall in which they sit (i.e., flush, same color, etc.).

- The UDC recommends that these changes can be administratively reviewed/approved.

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

4. [86494](#)

3915 Lien Road - New Two-Story Building with Drive-Thru in Urban Design District (UDD) 5. (District 3)

The motion included the following conditions:

- The windows on the top and bottom floors shall be aligned.
- The columns located under the drive-thru canopy and the canopies located above building entries shall be a darker color to fade into the background.
- The applicant shall continue to work with Traffic Engineering staff to make refinements to the minimize the lane width as much as possible.
- In making adjustments to meet the TOD Overlay requirements, the second floor and the canopy shall be adjusted to maintain a change in plane between the two elements.
- Further review and approval can be completed administratively, including the lighting.

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

5. [86796](#)

9453 Spirit Street (formerly addressed as 305 Bear Claw Way) - Residential Building Complex. (District 9)

The advisory motion included the following condition:

- Revise the landscape plan to reflect taller landscape plantings to screen the headlights of the surface parking area adjacent to Building 2.
- Remove the four parking stalls adjacent to the open space, if they are not required to meet minimum parking requirements in the Zoning Code.
- Further review and approval can be completed administratively.

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

INFORMATIONAL PRESENTATIONS

6. [87894](#)

3565 Tulane Avenue - Planned Development (PD) for the Eastmorland Community Center and Housing. (District 15)

The Urban Design Commission Received an Informational Presentation

7. [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)

The Urban Design Commission Received an Informational Presentation

SCHEDULE OF MEETINGS

SECRETARY'S REPORT

BUSINESS BY MEMBERS

ADJOURNMENT

The meeting was Adjourned at 7:33 p.m. by unanimous consent.