



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

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, February 18, 2026

4:30 PM

Virtual

Call to Order/Roll Call

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

Approval of Minutes

A motion was made by McLean, seconded by Hellrood, to Approve the Minutes of February 4, 2026. The motion passed by voice vote/other.

Public Comment

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

Disclosures and Recusals

Asad recused on Items #5 and #9; Hellrood recused on Item #9. Bernau disclosed on Item #8 that he had worked on a development team that responded to the RFP and was interviewed.

Agenda Overview

Jessica Vaughn gave an overview of the projects.

Public Hearing Items

2. [91365](#) 920 Ann Street - Amendment to an Approved Comprehensive Design Review for Signage (CDR). (District 14)
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, including the condition of approval, to confirm that the proposed sign complies with the Sign Code size limitations, the applicant shall revise the sign graphics to show the signable areas, fully dimensioned, on the building facade for both the "Mitsubishi" and "Kunes" signs.
A motion was made by Asad, seconded by McLean, to Grant Final Approval. The motion passed by voice vote/other.
3. [89886](#) 5555 Odana Road & 5534 Medical Circle - New Mixed-Use Building in Urban Design District (UDD) 3. (District 19)

A motion was made by Mayer, seconded by Hellrood, to Refer to the URBAN DESIGN COMMISSION meeting of 3/4/2026. The motion passed by voice vote/other.

4. [91174](#) 1902 E Johnson Street/2010, 2030-2034, 2076 Pennsylvania Avenue - New Multi-Family Residential Building in Urban Design District (UDD) 4. (District 12)

A motion was made by Mayer, seconded by Hellrood, to Refer to the URBAN DESIGN COMMISSION meeting of 3/4/2026. The motion passed by voice vote/other.

5. [88916](#) 2150 Commercial Avenue - New Mixed-Use Building in Urban Design District (UDD) 4 (District 12)

A motion was made by Mayer, seconded by Hellrood, to Refer to the URBAN DESIGN COMMISSION meeting of 3/4/2026. The motion passed by voice vote/other.

Special Item of Business

6. [91941](#) Report of the Facade Grant Staff Team - 603 State Street. (District 2)

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 Asad, seconded by McLean, to Grant Final Approval. The motion passed by voice vote/other.

Unfinished Business

7. [89582](#) 411-433 W Gilman Street - New Mixed-Use Building in Urban Mixed-Use (UMX) Zoning. (District 2)

A motion was made by Mayer, seconded by Hellrood, to Refer to the URBAN DESIGN COMMISSION and should be returned by 3/4/2026. The motion passed by voice vote/other.

New Business

8. [91919](#) 402 South Point Road - Public Building for the City of Madison Far West Public Works Operations Center. (District 1)

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 Asad, seconded by McLean, to Grant Final Approval. The motion passed by voice vote/other.

Informational Presentation

9. [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 Mayer, seconded by Hellrood, to Refer to the URBAN DESIGN COMMISSION meeting of 3/4/2026. The motion passed by voice vote/other.

Secretary's Report

Business by Members

10. [91179](#) Business by Members

Adjournment

The meeting was Adjourned at 5:16 p.m. by unanimous consent.