City of Madison

City of Madison
Madison, WI 53703
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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, March 4, 2026 | **4:30 PM** | **Virtual**

Call to Order/Roll Call

Present: 6 - Davy Mayer; Jessica Klehr; David W.J. McLean; Shane A. Bernau; Anina Mbilinyi and Rafeeq D. Asad

Excused: 1 - Nicholas L. Hellrood

Approval of Minutes

A motion was made by McLean, seconded by Klehr, to Approve the Minutes of February 18, 2026. The motion passed by voice vote/other.

Public Comment

1. 91178 Urban Design Commission Public Comment

None.

Disclosures and Recusals

Asad recused himself on Items #2 and #3.

Agenda Overview

Jessica Vaughn gave an overview of the projects.

Public Hearing Items

2. 89886 5555 Odana Road & 5534 Medical Circle - New Mixed-Use Building in Urban Design District (UDD) 3. (District 19)

The motion passed with the following conditions:

- The applicant shall revise the landscape plan to incorporate additional landscape islands along the east elevation of Building A and southern property line shared with the school, including considering full size trees, additional tree islands, reducing parking, etc.
- The fence material shall be revised to be a more organic material to be more contextually appropriate. The applicant shall provide a fence detail.
- The building design shall be revised to introduce a change in plane where the flat fiber cement panels transition to horizontal siding, including a deeper joint or larger trim.
- The building design shall be revised to incorporate additional design and detailing along the east elevation of Building A focusing on design techniques that would help to break down mass and scale of the building base, as well as differentiate between building components, similar to the other facades.
- Revise the finish at the top of the building to provide a positive termination.

- The Commission requested a site section and surrounding site contextual information to the landscape and site plans. If the applicant has conducted a shadow study, the Commission requested that it be provided.

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

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

Recused: 1 - Rafeeq D. Asad

Excused: 1 - Nicholas L. Hellrood

Non Voting: 1 - Shane A. Bernau

3. 88916 2150 Commercial Avenue - New Mixed-Use Building in Urban Design District (UDD) 4. (District 12)

The motion passed with the following conditions:

- The landscape plan shall be revised to incorporate additional landscape to step down the building mass, including overstory trees and ornamental scale plantings. Further review of landscape plan can be completed administratively with the goal of restoring the landscape plan to previous plant quantities.
- If the parking ramp panel, where the mural is proposed does not happen, the design of that wall shall return to the UDC for review and approval.

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

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

Recused: 1 - Rafeeq D. Asad

Excused: 1 - Nicholas L. Hellrood

Non Voting: 1 - Shane A. Bernau

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 Klehr, seconded by Asad, to Refer to the URBAN DESIGN COMMISSION meeting of 3/25/2026. The motion passed by voice vote/other.

Unfinished Business

5. 89582 411-433 W Gilman Street - New Mixed-Use Building in Urban Mixed-Use (UMX) Zoning. (District 2)

The motion recommended that the Plan Commission Grant Approval with the condition that the planters along W Gilman Street could be used more sparingly, removing them from locations where they are in close proximity to the entries.

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

Informational Presentations

6. 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)

The Urban Design Commission Received an Informational Presentation

7. 92073 7905-7913 E Buckeye Road - Major Alteration to a Previously Approved Planned Development (PD) for the Dane County Rodefeld Landfill. (District 16)

The Urban Design Commission Received an Informational Presentation

Secretary's Report

Business by Members

8. 91179 Business by Members

Adjournment

The meeting was Adjourned at 8:27 p.m. by unanimous consent.