



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, February 19, 2025

4:30 PM

Virtual

CALL TO ORDER / ROLL CALL

Present: 5 - Marsha A. Rummel; Jessica Klehr; Shane A. Bernau; Rafeeq D. Asad and Nathaniel (Harry) Graham
Excused: 2 - David W.J. McLean and Anina Mbilinyi

APPROVAL OF MINUTES

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

PUBLIC COMMENT

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

DISCLOSURES AND RECUSALS

None.

AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

PUBLIC HEARING ITEMS

2. [86819](#) 5001 Femrite Drive - New Building in Urban Design District (UDD) 1. (District 16)
The motion passed with the following:
 - Refine the building design to limit the parapet height transitions to be more consistent across the building,
 - The roof detail in the southeast corner of the roof needs to be refined,
 - Refine the building design to incorporate additional design details, especially where there are blank walls, including, but not limited to adding texture to the panels, adding articulation/changes in plane, incorporating a reveal line, looking at a base module, etc.
 - Revise the landscape plan to:
 - o Specify how the bio retention basins are being planted. A native plug mix should be indicated in these areas,
 - o Indicate that the mulch should be natural double shredded hardwood bark mulch without dye,
 - o Replace the daylily on the north side of the building with a more shade tolerant substitution,

- o On the northwest and west foundation plantings increase the perennials by 75% within that space, and
- o Check the vision triangles to confirm there are no obstructions.
- The applicant shall provide additional contextual information related to surrounding building designs and details.

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

3. [86494](#)

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

The motion passed with the following:

- Refining the building design to decrease the mass of the second floor, including, but not limited to increasing the window sizes, utilizing consistent window proportions and details across the building, look at the material applications, proportion and types of windows - ribbon versus punched more modern less heavy, etc.
- Refining the Site Plan to reduce the impervious surface, (i.e., eliminating or reducing the pass-thru lane) as much as possible and increasing the landscape to screen the drive-thru as much as possible.
- Consider incorporating a more direct pedestrian connection from the E Washington Avenue or a pedestrian amenity into the site plan.

The motion was passed on a vote of (4-1-1), with Asad, Klehr, and Graham voting yes; Rummel voting no; and Bernau non-voting.

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

Ayes: 3 - Jessica Klehr; Rafeeq D. Asad and Nathaniel (Harry) Graham

Noes: 1 - Marsha A. Rummel

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

Non Voting: 1 - Shane A. Bernau

4. [86818](#)

1 S Ingersoll Street - Exterior Modifications to an Existing Public Building in Urban Design District (UDD) 8. (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 Graham, to Grant Final Approval.
The motion passed by voice vote/other.**

SCHEDULE OF MEETINGS

SECRETARY'S REPORT

BUSINESS BY MEMBERS

5. [87114](#)

Business by Members

ADJOURNMENT

The meeting was Adjourned at 6:31 p.m. by unanimous consent.