



# 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, June 11, 2025

4:30 PM

Virtual

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### CALL TO ORDER / ROLL CALL

**Present:** 7 - Davy Mayer; Jessica Klehr; Shane A. Bernau; Anina Mbilinyi; Rafeeq D. Asad; Nathaniel (Harry) Graham and Nicholas L. Hellrood  
**Excused:** 1 - David W.J. McLean

### APPROVAL OF MINUTES

A motion was made by Klehr, seconded by Mbilinyi, to Approve the Minutes of May 28, 2025. The motion passed by voice vote/other.

### ROLL CALL

**Present:** 8 - Davy Mayer; Jessica Klehr; David W.J. McLean; Shane A. Bernau; Anina Mbilinyi; Rafeeq D. Asad; Nathaniel (Harry) Graham and Nicholas L. Hellrood

### PUBLIC COMMENT

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

### DISCLOSURES AND RECUSALS

Asad recused himself on Item #3.

### AGENDA OVERVIEW

Kevin Firchow gave an overview of the projects.

### PUBLIC HEARING ITEMS

2. [88298](#) 109 E Wilson Street - Comprehensive Design Review for Signage (CDR). (District 4)  
  
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 Klehr, to Grant Final Approval. The motion passed by voice vote/other.**

3. [87243](#) 501 E Washington Avenue - New Multi-Family Residential Building Located in Urban Design District (UDD) 4. (District 6)

Asad was recused on this item.

The motion passed with the following conditions, to be approved administratively:

- Revise the landscape plan to incorporate some different plantings in addition to sedum trays within the courtyard, looking for opportunities to have additional height.
- Revise the landscape plan to increase the height of plantings, including the addition of trees, at building corners to anchor the architecture.
- Modify the planters/revise the cladding to better reflect the building masonry. Add planter(s) or reconfigure planters near the building entrance to introduce greenery and texture against the foundation of the building near the bike rack.
- The UDC provided an advisory recommendation to the Development Team to study wind impacts in the courtyard space.

The motion was passed on a vote of (6-1-1) with Klehr, Mbilinyi, Mayer, Hellrood, McLean, and Graham voting yes; Asad recused; and Bernau non-voting.

**A motion was made by Klehr, seconded by Mbilinyi, to Grant Final Approval.**

**The motion passed by the following vote:**

**Ayes:** 6 - Davy Mayer; Jessica Klehr; David W.J. McLean; Anina Mbilinyi; Nathaniel (Harry) Graham and Nicholas L. Hellrood

**Recused:** 1 - Rafeeq D. Asad

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

### INFORMATIONAL PRESENTATION

4. [88297](#) 34-46 Oak Grove Drive - Major Amendment to a Previously Approved Planned Development (PD). (District 19)

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

5. [88479](#) 139 W Wilson Street - New Multi-Family Residential Building in UMX Zoning. (District 4)

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

6. [88527](#) 305 N Frances Street + 533 Conklin Place - New Multi-Family Residential Building in UMX Zoning. (District 2)

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

7. [88480](#) 1402 Wyoming Way - Public Building, MMSD Gompers Elementary School and Black Hawk Middle School. (District 18)

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

8. [88482](#) 1601 N Sherman Avenue - Public Building, MMSD Sherman Middle School and Malcom Shabazz High School. (District 12)

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

**SCHEDULE OF MEETINGS**

**SECRETARY'S REPORT**

9. [88535](#) Secretary's Report

**BUSINESS BY MEMBERS**

10. [87114](#) Business by Members

**ADJOURNMENT**

The meeting was Adjourned at 8:51 p.m.