



# 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?*

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Wednesday, July 16, 2025

4:30 PM

Virtual

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### CALL TO ORDER / ROLL CALL

**Present:** 5 - Davy Mayer; Shane A. Bernau; Anina Mbilinyi; Rafeeq D. Asad and Nicholas L. Hellrood  
**Excused:** 3 - Jessica Klehr; David W.J. McLean and Nathaniel (Harry) Graham

### APPROVAL OF MINUTES

A motion was made by Mbilinyi, seconded by Hellrood, to Approve the Minutes of June 25, 2025. The motion passed by voice vote/other.

### PUBLIC COMMENT

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

### DISCLOSURES AND RECUSALS

Bernau was recused on Item #3, Asad acted as Chair for the item.

### AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

### PUBLIC HEARING ITEMS

2. [88729](#) 2510 W Beltline Highway - Comprehensive Design Review for Signage (CDR). (District 14)

The motion passed with the following conditions:

- Correct the electronic message directional signage graphics, as noted in the staff report, and
- That the CDR be revised to reflect a code compliant ground sign (13 feet in height), or that the applicant pursue a change of copy permit to maintain the existing sign height.

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

**UNFINISHED BUSINESS**

3. [87894](#) 3565 Tulane Avenue - Planned Development (PD) for the Eastmorland Community Center and Housing. (District 15)

Bernau was recused on this item. Asad acted as Chair.

The motion included the following conditions and findings:

- The material surround in the bay of six windows on the barrel roof building shall be revised to reflect the wood lap siding material.
- Relocate the mural on the residential building to the blank wall expanse on the southwest corner of the building.
- The building entry shall be redesigned to meet zoning code requirements.
- Overall, the Commission finds that the Planned Development (PD) standards have been met, including those related to enhanced design and community interest/benefit. The use of metal panel is acceptable and consistent with PD standards.
- Further review can be completed administratively by staff.

**A motion was made by Mbilinyi, seconded by Mayer, to make an advisory recommendation to the Plan Commission to Approve the proposed Planned Development (PD). The motion passed by the following vote:**

**Ayes:** 3 - Davy Mayer; Anina Mbilinyi and Nicholas L. Hellrood

**Recused:** 1 - Shane A. Bernau

**Excused:** 3 - Jessica Klehr; David W.J. McLean and Nathaniel (Harry) Graham

**Non Voting:** 1 - Rafeeq D. Asad

**SCHEDULE OF MEETINGS****SECRETARY'S REPORT****BUSINESS BY MEMBERS**

4. [87114](#) Business by Members

Commissioner Mbilinyi addressed the commission to discuss membership and procedures.

**ADJOURNMENT**

**The meeting was Adjourned at 5:31 p.m. by unanimous consent.**