



Agenda Item #: 5

Project Title: 411-433 W Gilman Street - New Mixed-Use Building in Urban Mixed-Use (UMX) Zoning. (District 2)

Legistar File ID #: 89582

Members Present: Shane Bernau, Chair; Rafeeq Asad, David McLean, Jessica Klehr, Anina Mbilinyi, Davy Mayer

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of March 4, 2026, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** a new mixed-use building located at 411-433 W Gilman Street. Registered and speaking in support were Josh Dawson, and John Myefski. Registered in support and available to answer questions were Angie Black, Eliot Gore, Sarah Church, and Jim Buchanan.

Summary of Commission Discussion and Questions:

The Commission noted that the design is much improved, a much better looking project. The Commission confirmed whether the cover over the upper-most balcony was necessary. The applicant noted that the cover is there at the request of the development team.

The Commission clarified that the three sidewalk scenarios for the streetscape plantings on Gilman Street are shown to reflect the three different potential outcomes. The Commission liked the active uses more than the planters themselves, noting some areas where the planters are uncomfortably close to the doors; they could be used more sparingly.

The Commission complemented the evolution the four units facing W Gilman Street, liking the lighter colored framing and appreciating how this one stands out by not looking the same. Great progression.

The Commission commented they are looking forward to seeing this one built.

The Commission noted fantastic work from the previous to the current, this is a stunning building. The different colors and materials work extremely well.

Action

On a motion by Asad, seconded by McLean, the Urban Design Commission made an advisory recommendation to the Plan Commission to **GRANT APPROVAL with the condition** that the planters along W Gilman Street could be used more sparingly, removing them from the locations where they are in close proximity to the entries. The motion was passed on a unanimous vote of (5-0).