



Agenda Item #: 8

Project Title: 5015 Sheboygan Avenue - Amendment to an Existing Planned Development (PD) to Construct a Clubhouse Amenity Building. (District 11)

Legistar File ID #: 89634

Members Present: Shane Bernau, Chair; Rafeeq Asad*, Jessica Klehr, Anina Mbilinyi, Nicholas Hellrood, David McLean

Prepared By: Jessica Vaughn, AICP, UDC Secretary

*Asad was recused

Summary

At its meeting of September 17, 2025, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for an amendment to an existing Planned Development (PD) located at 5015 Sheboygan Avenue. Registered and speaking in support were Steve Keymar, and Barry Yang.

Summary of Commission Discussion and Questions:

The Commission inquired about the turnaround at the tree. The applicant noted it is an existing monument feature that serves as a turnaround for residents, and not being modified as part of this proposal.

The Commission noted discrepancies on the landscape plan, as well as ordinance requirements in terms of plantings and screening. Sheboygan has a fairly large expanse of wall and interior median, including street frontage, and parking interior that need perennials and/or shade trees. Making more of an effort to make this amenity space attractive to the residents, as well as the public.

The Commission commented that adding more trees is important to offer shade for peoples' health.

The Commission questioned the railing coming down the steps on the north façade; next to it there brick plinth with a cap on top. The applicant replied they are shown excessively wide on the rendering and will actually be quite a bit narrower with a guardrail on top.

The Commission commented the building is nicely done, and encouraged expanding the planting to anchor the 'porch' element, wrapping the edge would be a nice touch.

The Commission commented that the architectural palette really ties into the context, and encouraged more color in the landscape and amenities.

Action

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.