



**Agenda Item #:** 9

**Project Title:** 502 Pflaum Road - Public Building for MMSD Sennett Middle School. (District 15)

**Legistar File ID #:** 92523

**Members Present:** Shane Bernau, Chair; Jessica Klehr, Davy Mayer, Nicholas Hellrood, Anina Mbilyni, David McLean

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Summary

At its meeting of April 15, 2026, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Public Building located at 502 Pflaum Road. Registered and speaking in support was Susan Bowersox. Registered in support and available to answer questions was Kevin Yeska.

### Summary of Commission Discussion and Questions:

The Commission asked about the building heights and why they are not taller. The applicant noted that the sites are zoned with a 35-foot height limit.

The Commission inquired about how the architectural language was chosen. The applicant noted that cues were taken off the high school, including the orange brick, not to make them completely foreign, but a more modern flare. The site itself also drives the design with the relationship of the building and green space between the two buildings and how the buildings tie into that. It's a balance of applications while not doing a lot of ornate work that would drive up the costs.

The Commission inquired about why the long wrapping vehicular circulation was included as it seems like a lot of space dedicated to cars; could they connect more directly off of Pflaum? The applicant noted the strong relationship between the schools, with this creating a symbolic gesture of separating the two.

The Commission commented on the importance of having memorable school buildings for the students who attend them, taking cues from the high school, tying those together and the site itself.

The Commission talked about the greenspace and possible educational programming. That is up to the school district. The site will be set up with flexibility to do those things as they feel necessary and appropriate for their students. It gives students a safe place to be.

The Commission appreciated the building's relationship to the high school through the architecture and landscaping.

The Commission noted preserving as many of the mature trees as possible would be nice. The Commission noted that tree protection of the trees in the parking lot is shown, it looks like there are some existing trees there that are being protected, but that new contours are being introduced. Check that you actually want to re-grade that space under those trees as it will put them at risk.

The Commission asked for clarification on bike circulation and parking. The applicant noted bike parking at both the northeast and southwest, and that they will be looking at bike circulation in more depth as the design is refined.

The Commission noted a good balance of building massing, articulation, and elements of color, solar panels, works together and reads as a creative and welcoming space. Like how they're coming together and look forward to future presentations.

The Commission noted that on Slide 13 in the presentation, this view is the first view driving into the site and there is a blank wall. In addition, there are dark protrusions from that wall. The applicant noted that they are in the process of doing daylighting studies and those may end up as shade screens, but that additional details would be forthcoming in future presentations. The applicant indicated that they would look at the blank walls areas and refinements.

The Commission appreciated that the renderings and elevation included plant material, noting there are areas of blank walls; plant material can do a lot to break down mass and get a more holistic picture.

The Commission asked about the protrusions on the second floor. The applicant is in the process of doing daylight analysis, knowing sun screening will be necessary for some building faces. The elevations don't exactly match because you're seeing our design testing.

The Commission commented on making sure something in the design is memorable for the students who will attend this school.

## Action

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