



Agenda Item #: 5

Project Title: 5555 Odana Road & 5534 Medical Circle - New Mixed-Use Building in Urban Design District (UDD) 3. (District 19)

Legistar File ID #: 89886

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

*Asad was recused on this item

Summary

At its meeting of April 29, 2026, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new mixed-use building located at 5555 Odana Road & 5534 Medical Circle. Registered and speaking in support were Nick Orthmann, Adam Templer, Michael Siniscalchi, Ari Irfano, Steven Rosandich, and Jacob Webb. Registered in support and available to answer questions was Patrick Terry. Registered in support not wishing to speak was Nicholas Davies. Registered and speaking in opposition were Diana Weng, Margaret Porco, and Victoria Williams. Registered in opposition and available to answer questions were Jim Lottridge, and Laura Kvalheim.

Summary of Commission Discussion and Questions:

The Commission asked the team if they had any reactions to the public comments related to landscape requesting evergreens along the shared south property line. The applicant replied that they would defer to the Commission; the islands proposed allow for larger trees to grow. The team is not in agreement with the public comments given as the study referenced is not on this site and references different dimensions.

The Commission inquired about whether there is enough space for an emerald arborvitae in addition to the tree islands being shown. The site layout has 4.5 feet between property lines, and there is a 2-foot vehicle overhang, which leaves about 2 feet for plantings. The applicant noted that the space is limited with the fencing in front of the cars, and the MG&E easement going through that space. The Commission discussed where possible arborvitae could fit, that would add another layer of upright greenery, and gesture of goodwill – maybe aligning the plantings with the tree islands or parking stall stripes.

The Commission questioned the comments on air flow related to the proposed solid fence and inquired about the purpose of the fence. The purpose of the fence is for privacy and to create separation. The material selection is a composite that is 95% wood for the natural look and durability. It is a panel system so the slats cannot be articulated. The Zoning Code requires 90% opacity, so opening up the fence for air flow would not comply.

The Commission noted that the applicant has addressed previous concerns and been successful with it, however there was question as to whether the termination at the top of the building not being consistent across the entire roofline was appropriate. Overall, the Commission thought that the 14-inch coping is a decent solution. There is a simple termination at the top at the blue and tan colors, but a more pronounced termination at the lighter colors. It may make sense that the other colors are simple, given the corner and the blue above the light color siding.

The Commission noted that the applicant has met the Initial Approval conditions relative to landscaping. The selection of the London tree will help bring down the scale of the building and provide a quick growing landscaping element between this project and its neighbors.

The Commission does recommend that the applicant explore, in a good faith effort, adding an evergreen screen along the southern property line as discussed by the UDC.

Action

On a motion by Klehr, seconded by McLean, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (3-1-1) with Klehr, Mayer, and McLean voting yes, Asad recused, and Bernau non-voting.