



Agenda Item #: 9

Project Title: 6303 Portage Road & 4821 Hoepker Road - Residential Building Complex.
(District 17)

Legistar File ID #: 90093

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of October 8, 2025, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Residential Building Complex located at 6303 Portage Road & 4821 Hoepker Road. Registered and speaking in support was Joann Rubio. Registered in support and available to answer questions were Aaron Koch, and Aleric Huebner.

Summary of Commission Discussion and Questions:

The Commission clarified the development intent for the area on the southwest side of the site, and whether there is a future street connection to the south to American Family Drive. The intent is to take the public road south. Street connections are dedicated as part of the subdivision. The east-west public roads align with the Pumpkin Hollow Neighborhood Development Plan.

The Commission noted improvements to the site plan over the first Informational Presentation.

The Commission inquired about the parallel parking. The number of surface parking has been reduced because of the increase in garage units. Parallel parking along the center core reads more as a public street and less a parking lot, glad that is the main organizing spine.

The Commission inquired if the applicant wanted comments on the architecture at this time, or mostly comments on the site plan. The Commission asked if the units are slab on grade; yes they are. The Commission referred to their previous comments related to building design in terms of Wisconsin style and climate.

The Commission clarified that ideally, this subdivision would be crafted around more of a traditional streetscape with parallel parking, sidewalks, and terraces with trees. It would be interesting to compare what is being proposed with perpendicular parking. You have parking lots tucked in off the corner, which typically would exist if it were associated with a park or a destination; it is not good urban design to have a parking lot anchoring residential. Separation between the vehicular and pedestrian spaces makes it more pleasant, safer, and walkable. Appreciate the interior corridors and intentional planning linking end to end, side to side. There are nice things happening within the pedestrian realm. If you could get more parallel and less perpendicular parking, that would be beneficial. The applicant noted that they would look at it.

The Commission commented on the vegetation around the maintenance and refuse areas to the north, noting some plant species that should be swapped with others. *Juniperus virginiana* evergreen is a native but not necessarily a desirable one, and *Euonymus fortunei* winter creeper is also invasive.

Action

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