



Agenda Item #: 7

Project Title: 511-515 W Dayton Street - Residential Building Complex. (District 4)

Legistar File ID #: 90048

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of October 22, 2025, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** a Residential Building Complex located at 511-515 W Dayton Street. Registered and speaking in support was Paul Cuta. Registered in support and available to answer questions was Zach Dressler.

Summary of Commission Discussion and Questions:

The Commission thanked the applicant for bringing more housing downtown. The Commission asked about planar changes in the materials. The applicant responded it is a straight material change with a vertical trim piece, then board and batten. The applicant remarked it could be changed back to monochromatic.

The Commission asked about the possibility of incorporating additional windows. The applicant replied it is tight to get the stair requirement in, they would lose the front patio porch door. Windows would be high, they could add another one at the belt course between the floors where the intermediate landing is located.

The Commission asked about the setback measurements from the existing buildings; it comes from building-to-building, not porch-to-porch. The Commission appreciated retaining the buildings in front, it's a very tight but efficient use of space.

The Commission noted the arbor entry is a nice feature as a nice streetscape amenity. The landscape plan is an odd arrangement of plantings through that corridor that is unbalanced. It could be improved with something of more stature. Looking at the front plantings, those should be grouped in plantings of three rather than two.

Commissioner McLean made a motion to reopen the public hearing, seconded by Mayer.

The Commission discussed additional windows, the challenge of maintaining a high window, and interest in seeing at least one more window to justify the change in materiality. The lack of a window on the bike rack side is awkward, it would be okay to add one there for visual harmony.

Action

On a motion by McLean, seconded by Mayer, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** with the following conditions:

- The project shall return to the UDC for Final Approval.

- The building design shall be revised to show a consistent cladding on each elevation.
- Add windows on the side and front elevations to break up the blank wall expanses.
- Revise the landscape plan to increase plant groupings to three, and add more upright plantings to create a layered effect and multi-seasonal structure.

The motion was passed on a vote of (4-1-1-1) with McLean, Mayer, Hellrood and Mbilinyi voting yes; Asad voting no, Klehr excused, and Bernau non-voting.