



Agenda Item #: 2

Project Title: 316 W Washington Avenue - Amendment to an Existing Comprehensive Design Review for Signage. (District 4)

Legistar File ID #: 92296

Members Present: Shane Bernau, Chair; Jessica Klehr, Davy Mayer, Anina Mblinyi, Rafeeq Asad

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 20, 2026, the Urban Design Commission **GRANTED FINAL APPROVAL** of an amendment to an existing Comprehensive Design Review for Signage (CDR) located at 316 W Washington Avenue. Registered in support and available to answer questions was Allie Klocek.

This item was approved as a consent item with the finding that all applicable standards are adequately addressed and with all the staff recommendations contained in the report.

Action

On a motion by Klehr, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-0).



Agenda Item #:	4
Project Title:	Adopting the Southeast Area Plan and the related Amendment to the Comprehensive Plan. (District 3, District 15, District 16)
Legistar File ID #:	92878
Members Present:	Shane Bernau, Chair; Jessica Klehr, Davy Mayer, Anina Mblinyi, Rafeeq Asad
Staff Present:	Beana Collins, Planning Division
Prepared By:	Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 20, 2026, the Urban Design Commission made a recommendation to the Plan Commission to **APPROVE** the Southeast Area Plan and the related Amendment to the Comprehensive Plan.

Registered and speaking in support

Registered in support and available to answer questions

Summary of Commission Discussion and Questions:

The Commission asked about the Stoughton Road corridor and how that impacts the neighborhoods and this plan. Looking at different speeds, general commercial or industrial in or above UDD 1. Move toward a 35 MPH urban boulevard may open up opportunities for uses that are more community mixed-use, and the need for urban design.

Received any input from industrial users, happy with current conditions, employees within those industrial zones have what they need in terms of the city fabric for quality of life in where they work and transportation, safety. Lot of pride for that place in the city that type of work. More food options and transportation, plan looks to increase access. Comments about beautifying, cleaning up along Dairy Drive, nothing too major.

Hear any comments about uses along the bike path, lot of residential, greenspace fronting the path, but opportunity for other uses that activate that bike path, mixed-use fronting. Some folks did mention having destinations along the path, gathering spaces, not too much.

Looks like a good plan. Corridors for stormwater management, pedestrian walkways parallel and provide passive amenities through those greenspaces.

The Commission commented on removing the district; one of the strengths of the UDC is how the city appears when you enter, even that industrial corridor. Just something to think about. These area plans have been so thoughtfully put together with a lot of community feedback. Help me understand how plans like this are held up, supported, or used when a development comes through that doesn't follow it.

Action

On a motion by Asad, seconded by Klehr, the Urban Design Commission made an advisory motion to the Plan Commission to **APPROVE**. The motion was passed on a vote of (4-0).



Agenda Item #: 5

Project Title: Adopting the Southwest Area Plan and the related Amendment to the Comprehensive Plan. (District 1, District 7, District 10, District 19, District 20)

Legistar File ID #: 92879

Members Present: Shane Bernau, Chair; Jessica Klehr, Davy Mayer, Anina Mblinyi, Rafeeq Asad

Staff Present: Kirstie Laatsch, Planning Division

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 20, 2026, the Urban Design Commission made a recommendation to the Plan Commission to **APPROVE** the Southwest Area Plan and the related Amendment to the Comprehensive Plan.

Registered and speaking in support

Registered in support and available to answer questions

Summary of Commission Discussion and Questions:

The Commission commented on the Schroeder Road intersection with Whitney Way, and the possible redevelopment of Vitense Golfland.

The Commission asked about the Whitney Way/Raymond Road area. Redevelopment at that site is proposed for Neighborhood Mixed-Use.

Did not make a recommended change to the density along Raymond because of the naturally occurring affordable housing.

Seems like a big what-if regarding the Schroeder Road realignment. Seems like an important corner for that UDD District to capture.

Potential for Salvation Army to redevelop the YMCA property. Would a shelter be allowed there? Outside the area plan boundary.

Action

On a motion by Asad, seconded by Mblinyi, the Urban Design Commission made a recommendation to the Plan Commission to **APPROVE**. The motion was passed on a vote of (4-0).



Agenda Item #: 6

Project Title: 449 W Johnson Street - Exterior Alterations to an Existing Building in UMX Zoning. (District 4)

Legistar File ID #: 92800

Members Present: Shane Bernau, Chair; Jessica Klehr, Davy Mayer, Anina Mblinyi, Rafeeq Asad

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 20, 2026, the Urban Design Commission **GRANTED FINAL APPROVAL** of exterior alterations to an existing building in UMX Zoning located at 449 W Johnson Street. Registered in support and available to answer questions was Brian Munson.

This item was approved as a consent item with the finding that all applicable standards are adequately addressed and with all the staff recommendations contained in the report.

Action

On a motion by Klehr, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-0).



Agenda Item #: 7

Project Title: 1910 Roth Street & 1201 Huxley Street - Residential Building Complex. (District 12)

Legistar File ID #: 92613

Members Present: Shane Bernau, Chair; Jessica Klehr, Davy Mayer, Anina Mblinyi, Rafeeq Asad

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 20, 2026, the Urban Design Commission **REFERRED** consideration of a Residential Building Complex located at 1910 Roth Street and 1201 Huxley Street. Registered and speaking in support was Nicholas Conniff. Registered in support and available to answer questions were Nick Storlie, and David Knaeble. Registered and speaking in opposition was Jennifer Argelander.

Summary of Commission Discussion and Questions:

The Commission inquired about individual entries into units to give some scale to the length of the building and the pedestrian experience. There are entrances on the Huxley side as primary entrances, but for site security reasons they decided to not have entrances off the road, and all the parking is on the backside of the building.

The Commission appreciated the setbacks, and inquired why the stone is not carried all the way up the building. The applicant replied they are trying to create a unique corner, but could look at that.

The Commission asked about material applications and usages. It could be studied further to be a stronger project, keeping some of those datums. The buildings together, the whole panoramic longer view, how you apply and where you apply needs to be studied. This is very repetitive massing.

The Commission talked about the location of the playgrounds and the ability to let kids play while having eyes on the playground. This arrangement puts parents at a disadvantage of that, particularly the lower left. Have you considered putting this near the main entrance, away from the railroad tracks, or reconfiguring parking to get more eyes on those playgrounds? Good feedback and can look into that for sure. Want to make it as safe and convenient as possible for parents.

The Commission commented on the amount of vehicular spaces on the site, with everything else being pinched into tight corners.

The Commission asked for explanation of the context. What is that view now and what will it potentially be in the future? What is the zoning and use for the land to the north? To the east is industrial across the tracks, to the north is also industrial, across Aberg is single-family. Across Huxley is a series of new multi-family buildings. Are there changes proposed in the area plan to the property to the north? Seems like there should be more of a buffer zone between those two.

The Commission asked about removal of the bus shelter. The applicant noted that the bus shelter will be removed for this project. It's a vacant bus transfer location that is not being used.

The Commission noted that some of the amenities close to the building need more landscaping. There are unique opportunities for some of the hardscapes to be more dynamic, the site development to be better than a long parking lot and some grass.

The Commission noted improvements that could be made for creating more space around the playground and dog run. Selective removal of some parking stalls would give back more space to human amenities. Structural changes to the site plan will then lead to more landscaping.

The Commission commented on the plant schedule, the eastern red cedar is a native but an aggressive weed-type plant and recommend replacement. Several red maples located in a lot of asphalt paving won't necessarily like that environment, something like swamp white oaks or hybrid oaks or other species might be better. The mulch should be natural shredded bark mulch rather than anything dyed. We need more information on the fence materiality. Like the number of 3-bedroom units, the permeable pavers, but everything is dominated by the vehicular design. The first floor balconies could be connected to the street, seems like a potential for a nice interaction rather than being a closed off little space.

Action

On a motion by Klehr, seconded by Mayer, the Urban Design Commission made an advisory recommendation to the Plan Commission to **REFER** consideration of this item, with the following conditions and comments:

- Revise the building design to maintain the datum lines and consistent materials on the base, middle, top, and decreasing repetitive patterns;
- Incorporate individual walk-up units along the first floor to create more of a connection to Huxley Street;
- The landscape plan shall be revised to replace the eastern red cedar with another evergreen and the red maples located in the asphalt paving with a different species (i.e., swap white oaks or red oaks in those areas), and reflect natural shredded hardwood bark mulch;
- Provide fencing details;
- Revise the site plan to shift the northern-most building south to create more of a buffer along the north property line and to look at different locations for the playgrounds and the parking along the railroad edge; look at providing more of a landscape treatment.

The motion was passed on a unanimous vote of (4-0).



Agenda Item #: 8

Project Title: 5606 Russett Road - Public Building for MMSD Toki Elementary and Orchard Ridge Middle Schools. (District 10)

Legistar File ID #: 93015

Members Present: Shane Bernau, Chair; Jessica Klehr, Davy Mayer, Anina Mblinyi, Rafeeq Asad

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 20, 2026, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a public building located at 5606 Russett Road. Registered and speaking in support was Susan Bowersox. Registered in support and available to answer questions were Kevin Yeska, and Matt Haase. Registered and speaking neither in support nor opposition was Alexander Savage. Registered in support but not wishing to speak was Courtney Cox. Registered in opposition but not wishing to speak was Nicholas Davies.

Summary of Commission Discussion and Questions:

The Commission commented on the drop-off loops, which seem very common with a school. The site plan elements are organized well. The last school project the Commission saw struggled to not seem very institutional, this is a complete 180 and looks like a school I would want my children to attend. It really does look like a learning environment from the site plan organization to the use of colors to the massing, excellent job. Excited to see it refined.

The Commission asked if they are able to retain all of the school forest on the site. The applicant responded yes, for the most part. The district is managing a clean-up of the forest, separate from this project. The curvilinear form along the forest, the fence will be replaced, but done in a way that creates natural outdoor learning environments.

The Commission noted the middle school entrance is a very strong corner for a student to approach and enter, however, the elementary portion has lost some of that. It's not as dynamic as the middle school, seems like a loss. The entrance needs something to mark it as the primary spot on this façade.

The Commission commented on the two entry points to the drop-off, with high potential for driveway crossings with pedestrian traffic to be problematic, and would be better if there was just one entry point. The Commission would like to see an iteration on the vehicular loop, the drop-off, with an option for a single driveway access point.

The Commission commented on having spillage space for kids running out after school, there is less room for that at the elementary school.

The Commission questioned the need for that much off-street parking on the elementary side, if it is really needed. The applicant noted that after-school activities in the building need that parking.

The Commission noted that the building base facing Whitney Way is pretty blank, and maybe could be handled with landscaping. It is the most visible corner, could consider exposing some of the music rooms along that blank wall.

Action

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



Agenda Item #: 9

Project Title: 615 Gardener Road - Major Amendment to a Previously Approved Planned Development for Madison Yards Block 1, Multi-Family Residential Building in Urban Design District (UDD) 6. (District 11)

Legistar File ID #: 93016

Members Present: Shane Bernau, Chair; Jessica Klehr, Davy Mayer, Anina Mblinyi, Rafeeq Asad

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 20, 2026, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a major amendment to a previously approved Planned Development (PD) located at 615 Gardener Road. Registered and speaking in support was Sean Roberts. Registered in support and available to answer questions was Keith Biskobing.

Summary of Commission Discussion and Questions:

The Commission inquired why the design style has changed so much with the addition of more units. The applicant noted they switched architectural teams, as well as maximizing the square footage in the units in this narrow space, pushing balconies out to make units bigger, and some value engineering. The Commission thought the new proposal has lost the Madison Yards aesthetic, it looks market rate to affordable, could be anywhere in the city, it doesn't belong in this location. Something is missing.

The Commission noted that the steel columns with the balconies was much more successful in the previous design where it turns toward the parking. There is a sophisticated pallet and detailing with the other buildings in Madison Yards. The façade is looking flat, even adding another material doesn't create depth.

The Commission talked about the corner piece of this design being more successful on Sheboygan and Gardener. There isn't anything more costly about the previous design, it just comes down to the massing.

Action

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