



Agenda Item #: 6

Project Title: 6201 Mineral Point Road - Major Alteration to a Previously Approved Planned Development (PD) for Oakwood Village Independent Living-University Woods. (District 19)

Legistar File ID #: 92813

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of April 29, 2026, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a major alteration to a previously approved Planned Development (PD) located at 6201 Mineral Point Road.

Registered and speaking in support were Jennifer Sodo, Jan Hamilton-Crawford, and Faye Whitaker. Registered in support and available to answer questions were Keith Van Landuyt, and Donna Beestman. Registered in support but not wishing to speak were Barbara Clapp, Charles Bunge, Mary Jane Getlinger, William Busse, Vernon Getlinger, Charles Read, Susan Ross, Gayle Worf, David Braunschweig, Rhoda Braunschweig, James Hamre, Mary Hamre, J. Denny Weaver, Linda Holthaus, David Pearson, Dean Nelson, Esther Nelson, Sara Roberts, Judith Troia, and Marilyn Bruden. Registered neither in support nor opposition and not wishing to speak was Judith Busse.

Summary of Commission Discussion and Questions:

The Commission noted that when the time comes to do landscape plans, it would make sense to replant oak trees where they can given the context and the namesake. There are a handful of oaks that will be removed. It would be helpful to understand the existing trees and what that impact will be. Any way to save those would be appreciated. The applicant replied that they are finalizing a tree survey, intending to preserve and replant where possible, and repurpose what they can't within the building materials.

The Commission noted paying attention to window placement as the project is refined; they need more standardization to them, including the datum lines of the headers and sills.

The Commission noted the one primary material on each tower, the tectonics of some volumes may help make it a better design so it doesn't read as a flat plane, where the punched openings are the only rhythm. Look at creating more movement in the building massing.

The Commission commented on the metal paneling and glazing at the windows, there are strong aligned windows on the righthand mass with a dappled rhythm, make it even stronger.

The Commission noted the sidewalk locations on the north and east elevations, with a lot of unbroken stone surface. Any additions or detailing to that, something of interest in there would be welcome as you move forward.

The Commission inquired about the end of the auto court, sidewalks wrap around and connect the entries of existing buildings. Is there any reason to continue that and connect the pedestrian circulation around the loop? The applicant noted they are studying that.

The Commission asked about a public comment regarding underground vehicle tunnel. The applicant noted that they are confused by the comment. They are trying to connect to the existing parking under the Heritage Oaks building.

Action

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