

URBAN DESIGN COMMISSION MEETING REPORT

April 15, 2026



Agenda Item #: 7

Project Title: 111 N Walter Street - Residential Building Complex. (District 15)

Legistar File ID #: 89625

Members Present: Shane Bernau*, Chair; Jessica Klehr, Davy Mayer, Nicholas Hellrood, Anina Mbilyni, David McLean

Prepared By: Jessica Vaughn, AICP, UDC Secretary

*Bernau recused; McLean acted as Chair

Summary

At its meeting of April 15, 2026, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** a Residential Building Complex located at 111 N Walter Street. Registered and speaking in support were Michael Carlson, and Jake DeHaven. Registered in support and available to answer questions were Randy Kolinske, Eliot Gore, and Mason Cavell. Registered in support and not wishing to speak was Nicholas Davies.

Summary of Commission Discussion and Questions:

The Commission asked about the transition between lighter and darker materials, and if there is a corner piece. The applicant noted there would be a trim piece for the transitions and at the corners.

The Commission inquired about the flat spaces between the pitched roofs. Those are mono pitch roofs pitched toward the parking lot in one direction.

The Commission liked the design and asked about consideration for reversing the roof as well on the fifth building. The applicant noted there is some directionality to all of them being pointed one way for future solar.

The Commission was excited to see this kind of owner-occupied housing; is there a condo agreement for the abutting walls? There will be some sort of cooperative HOA agreement.

The Commission asked about the proposed fencing and whether any will be privacy versus split rail. It will be mostly the split rail fence.

The Commission was impressed with the building, liked the simple materials, and colors. The building is extremely well articulated, the roofs are well broken down. Sustainability is always appreciated. The private patios are appreciated.

Alder Pritchett, District 9, inquired about the colors being too consistent and how people will find their way through the development.

The Commission inquired if there are basements; yes those are provided.

The Commission discussed color, building materials and siding transitions, clarifying that the siding will be brought down to grade. The Commission appreciated the variation on number of bedrooms for families, and this type of housing.

The Commission talked about the landscape plan, and the need for more screening at the split rail fence, particularly Building B. Think about how this is addressing the community garden to the east, there is opportunity for more play between the housing and the gardens. The species choices are good, especially appreciate the inclusion of fruiting trees.

The Commission noted this is a much-needed housing type for our city. It is unique and the color choices are quite nice.

Action

On a motion by Klehr, seconded by Hellrood, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE**, with the following finding and condition:

- The UDC finds that the standards for a Residential Building Complex have been met.
- The landscape plan shall be revised to better screen the east and west elevations of Building B, and the south elevation of Building A.

The motion was passed on a vote of (4-1-1) with Klehr, Hellrood, Mayer, and Mbilinyi voting yes; McLean non-voting; and Bernau recused.