



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 the playground spaces and whether there were areas for different age groups. The applicant indicated that there were two different playgrounds, one for tots and one for older kids.

The Commission inquired about the tree removal. The applicant indicated that they were trying to save as many trees as they could.

The Commission inquired about whether individual entries were considered along Huxley to give a different scale and level of interest along that street. The applicant indicated that there are not individual unit entries, but that they were considering adding them, but are not showing them. There are common entrances on the Huxley side, but for site security reasons they decided not to have individual unit entrances off the road. In addition, with all of the parking on the backside of the building the applicant indicated that the building would be primarily accessed from that side of the building. The applicant indicated that they would consider incorporating individual unit entries.

The Commission inquired about why the stone was not carried across the base of the building to create a continuous datum line. The stone is a heavier material and keeping it at the base versus up the upper levels would keep the building lighter. The applicant replied they are trying to create a unique corner, but could look at that.

The Commission asked about material applications and usages noting that the materials could be studied further to create a stronger design. A stronger application of materials might help to break down the buildings' mass and scale. The buildings together, the whole panoramic longer view, looking at how the materials are applied and where they are applied should be studied – it may enhance the concept, massing and design. There is very repetitive massing.

The Commission talked about the location of the playgrounds and opportunities to relocate them so that kids could play while having eyes on the playground. This arrangement puts parents at a disadvantage of that, particularly the lower left. The Commission inquired if consideration was given to locating the playgrounds near the main entrance, away from the railroad tracks, or reconfiguring parking to get more eyes on those playgrounds? The applicant noted that the

feedback was good and that they 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? The applicant noted that 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. The Commission noted that there seems like there should be more of a buffer zone between the project site some of the surrounding uses.

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 the amenities 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 that would create more space around the playground and dog run. Selective removal of some parking stalls would give back more space to the amenities, as well as shifting the northernmost building south. Changes to the site plan will then lead to more landscaping.

The Commission commented on the plant schedule, noting that the eastern red cedar is a native but an aggressive weed-type plant and recommend replacement with another evergreen. 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 and more information on the fence materiality was needed.

Overall the Commission noted that they liked 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 **REFERRED** 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, different locations for the playgrounds, and providing more of a landscape buffer treatment along the railroad edge.

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