URBAN DESIGN COMMISSION MEETING REPORT May 20, 2026

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: Breana 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.

Summary of Commission Discussion and Questions:

The Commission asked about how the plan dovetails or is influenced by the WDOT Stoughton Road Study. Staff noted that there are two potential design alternatives for the corridor that WDOT is looking at. One that does not reflect much change, but that changes the speed to 45 MPH, with commercial. The other that changes the design to more of an urban boulevard, 35 MPH, which could open doors and more need for urban design. We do not know where the design is going at this point.

The Commission asked if the 35 MPH alternative was pursued, how that would effect this plan; would a plan amendment be necessary. Staff noted that there is language in the plan already that addresses that scenario.

The Commission inquired about any input received from industrial users related to current conditions, and if employees within those industrial zones have quality of life in where they work, transportation, and safety in terms of the city fabric. Staff noted that yes, there has been feedback. Generally, there seemed to be pride for the industrial place and this type of work in the city. Comments generally centered on having more food options and better transportation, which the plan looks to increase. There were also comments about beautifying, cleaning up along Dairy Drive, but nothing too major.

The Commission asked about comments related to uses along the bike path, where there is a lot of residential, greenspace fronting the path, but opportunity for other uses that activate that bike path, such as mixed-use. Staff noted that comments did mention having destinations along the path, and gathering spaces.

The Commission commented that this looks like a good plan, with corridors for stormwater management, pedestrian walkways parallel, and passive amenities through those greenspaces.

The Commission commented on removing UDD 1, noting that one of the strengths of the UDC is how the city appears when you enter, even through that industrial corridor. These area plans have been so thoughtfully put together with a lot of community feedback.

The Commission inquired about how are the recommendations in the areas plans held up, supported, or used when a development comes through that doesn't follow it? Staff noted that plan consistency is evaluated by the Plan Commission.

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).