



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6501 Town Center
Application Type: Planned Development for a Mixed-use Development – Initial/Final Approval Requested
Legistar File ID # [53460](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Brian Stoddard, Knothe & Bruce Architects, 7601 University, Middleton, WI 53562

Project Description: The project proposes an amended Planned Unit Development GDP/SIP for Lot 6&7 of the Metrotech Neighborhood. The proposed development includes a five story (2) mixed use buildings on (2) lots with 12,000-16,000 s.f. of first level commercial/flex space and 100 residential apartments.

Project Schedule:

- The **UDC** received an Informational Presentation on **October 24, 2018**.
- The project is scheduled for **Plan Commission** review on **January 28, 2019**
- The project is scheduled for **Common Council** review on **February 5, 2019**

Approval Standards:

The UDC is an advisory body on this request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval. (**PD Standards for Approval attached.**)

Summary of Design Considerations and Recommendations

Staff recommends that the Commission review and comment based on the specific PD Standards and refer to the report from the August 8th Informational Presentation.

The following are UDC comments from the August 8th Informational Presentation:

- When return, provide entire GDP information to provide whole context
- Avoid covered windows on main elevations, including Sprecher
- Consider reduction in material changes – previous submittal had (5) materials. In going with clean modern look, use one less material or color.
- Provide more information on building services, including meters, equipment, and dumpsters
- Activate both building frontages

Note: Drawing submittal sheets C1.1, L1.0, and L1.1 have been updated to reflect an updated interior courtyard layout. Corresponding grading and lighting sheets have not yet been updated to reflect these changes.