



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 9301 Crosswinds Lane  
**Application Type:** Amended (GDP-SIP) for Two New Residential Buildings – Final Approval is Requested  
**Legistar File ID #** [64039](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Conrad Gorman, Perch Properties

**Project Description:** The applicant is seeking final approval for an expired Planned Development for the final two residential buildings to complete the larger development known as Crosswinds at Hawks Landing.

### Project Schedule:

- This project was previously approved in October 2000. Three of the five approved buildings were completed between 2001-2007 ([full plan set](#) and [elevations](#) can be found on Legistar).
- The Plan Commission is scheduled to review this proposal on March 22, 2021.
- The Common Council is scheduled to review this proposal on March 30, 2021

### 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.

## Summary of Design Considerations & Recommendations

Planning staff requests that the UDC provide feedback based on the **PD Standards**. Specifically, staff request that the UDC's advisory recommendation include feedback on the following items:

- How the current proposal fits within the existing site context.
- Compatibility of the new exterior building materials and composition with existing adjacent structures.
- Treatment of first level parking façade in relation to pedestrian experience. Note that this treatment is consistent with the previously approved and constructed buildings on the site.