



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 5133-5237 University Avenue
Application Type: New Mixed-use Development in **UDD No. 6**
Final Approval is Requested
Legistar File ID # [50844](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Justin Frahm, JSD Professional Services, Weston, WI

Project Description: The applicant is seeking UDC approval for a new development comprised of three four-story buildings with 89 multi-family residential units and approximately 6,567 square feet of commercial space with underground and surface parking.

Project Schedule:

- The UDC received an Informational Presentation for this project on March 21, 2018.
- The UDC granted Initial Approval on March 11, 2020.
- The Plan Commission approved the conditional use on April 27, 2020.

Approval Standards: The UDC is an **approving body** on this request. The site is located in Urban Design District 6 (UDD No. 6), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(13).

Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC review the conditions and feedback from the **March 11, 2020 UDC initial approval** as well as the the **April 20, 2020 Plan Commission** conditions of approval. The Commission should provide comment based on the specific Guidelines and Standards of **UDD No. 6**.

April 20, 2020 Plan Commission Approval Conditions:

- The plans shall be revised to show a direct and accessible pedestrian connection from the University Avenue sidewalk to Building A.
- That the private sidewalk network within the site be enhanced through the use of a combination of wider walkways with landscaped buffers, pedestrian-level lighting, and wayfinding signage to help pedestrians to navigate to the various tenant spaces throughout the project.
- Any proposed HVAC or utility penetrations on the building shall not face University Avenue or the residential properties to the northwest and southwest of the site. Any such penetrations elsewhere on the exterior of the building shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible.
 - No utility or HVAC pedestals or penetrations, including HVAC wall packs for units, and gas meters or electric meters for buildings/ units shall be permitted without specific approval by the Plan Commission.

March 11, 2020 UDC Initial Approval Conditions:

- Simplification of the number of materials or change the plane they are in
- Alterations to the tree species from Red Oak to White Oak or Kentucky Coffee, and Sugar Maple to a cultivar of that species.

Additional discussion comments from the UDC March 11th initial approval:

- There are a lot of finishes and transitions, but no setbacks or real definitions of transition from material to material. I'm wondering if you can simplify the number of materials because there doesn't seem to be justification for changing so much on what is essentially the same wall on the building (west elevation of Building B). I'm counting five different materials.
- I don't have any qualms about the base. There's no change in where that wall is going up the building but there is all this transition in materials that is very flat.
- It could use further simplification. There's usually a change of plane.
- The trees along University Avenue in the northeast corner could be larger deciduous trees to help the scale of transition, and it wouldn't block the view of signage. I noticed Red Oak was used in several parking lot islands; a different species like White Oak or Kentucky Coffee are better suited to parking islands.
- I have concerns too about the Oaks, they're nice trees to have and an investment in the future but I think they are problematic in parking lots. I have more concerns with the four big Sugar Maples back by the patio area on the south end of the property, but the two up by the front, that's a tough choice to put in a parking lot. If you really want to go with those they aren't salt tolerant trees and it causes them to be in a constant state of unhappiness. There are cultivars out there, I would encourage your landscape architects to investigate those.
- There appears to be some rooftop equipment behind the pitched roof. What is that and will it be screened?