



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1650 Pankratz Street
Application Type: Expansion of the South Central Library System Office/Warehouse/Garage Space Located in Urban Design District (UDD) 4. 12th Ald. Dist.
UDC is an Approving Body
Legistar File ID # [75231](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Colin Meisel, Ruekert & Mielke | Martha Van Pelt, South Central Library System

Project Description: The applicant is proposing the expansion of an existing building for office, warehouse and garage space for the South Central Library System. The scope of work would add 14,089 square feet to the existing building, and additional pavement for driveways and vehicle parking.

Project Schedule:

- The Plan Commission is scheduled to review this proposal on February 13, 2023.

Approval Standards: The UDC is an **approving body** on this request. The development site is within Urban Design District (UDD) 4, which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of [Section 33.24\(11\)](#).

Summary of Design Considerations

Staff recommends that the UDC provide feedback on the development proposal regarding UDD 4 guidelines and requirements related to the items noted below. As part of this review, staff recommends consideration be given to the following:

- **Building Design and Composition.** Staff requests the Commission review and make findings related to the overall building composition as it relates to the UDD 4 guidelines and requirements, including those that state that *“Structures should be designed to be compatible with the structures adjacent to them”* and that *“The architecture of new in-fill buildings and additions to existing buildings and major exterior remodelings should be compatible with that of existing adjacent buildings.”* Staff believes the proposed addition should be designed so as to create a cohesive and/or complementary architectural expression, especially where the proposed addition meets the existing building. In this regard, staff’s primary questions are regarding the vertical articulation and organization of facade materials between the existing building and addition.
- **Landscape.** Staff requests the Commission review and make findings related to the landscape plan plant selections and quantities, especially as it relates to providing year-round color, texture and screening of both blank walls on the east and west sides of the proposed addition and the loading area as viewed from Packers Avenue. As noted in UDD 4 guidelines and requirements, *“Landscaping shall be used for functional as well as decorative purposes, including...screening unattractive features and views along roadways...and complementing the architecture of the building.”*
- **Site Amenities – Refuse Enclosure.** As noted on the site plan a new dumpster pad and enclosure is proposed in front of the building on the southeast corner. The enclosure is comprised of a six-foot chain-

link fence with privacy slats. As noted in the UDD 4 guidelines, *“The use of chain link fences should be avoided where visible from the roadways.”* Staff believes an alternative, such as a wooden enclosure would better meet this standard. Staff requests the Commission review and make findings related to the location and screening material of the refuse enclosure area.

- **Photometric Plan.** As shown on the lighting plan, new light fixtures are proposed in the parking area in front of the main entrance on the east side of the site. It is unclear if the light levels reported in the statistics table include these fixtures. In addition, while the uniformity ratios appear to be in compliance with MGO 29.36, the average light levels in the loading dock area (9.08 footcandles) exceed the maximum permitted (1.5 footcandles). The applicant is advised that an updated photometric plan, consistent with MGO 29.36 will be required.