



Agenda Item #: 2

Project Title: 3706 S. Dutch Mill Road - New Construction in Urban Design District (UDD) No. 1. 16th Ald. Dist.

Legistar File ID #: 66690

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Christian Harper, Christian Albouras, Jessica Klehr, Russell Knudson and Shane Bernau.

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of April 13, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of new construction located at 3706 S Dutch Mill Road in UDD No. 1. Registered and speaking in support was Adam Ryan, representing Quam Engineering.

Ryan presented updates to the plans, including changing the materials to a more industrial style block, adding more windows on the north side of the building, wrapping the block around the north and south sides of the building, decreasing the size of the building for Fire Department access, reduction of the siding to just vertical steel, and adding landscaping and pollinator plants. There will be no on-site circulation; vehicles will go through the warehouse to the gravel at the back. He also noted that the overhead door on the south side of the building could be removed.

The Commission discussed the following:

- This is a much improved use of the property.
- It's a shame to lose that mature tree. You're adding common Hackberries, those are sturdy all-purpose that will get to a substantial size. The Crabapples in front are a good selection. Your row of New Jersey Tea, Dwarf Bush Honeysuckles are good choice but do spread, and eventually don't maintain as single individual plants.
- The stone mulch is not a good environment for plants, especially over a weed barrier. Shredded bark mulch will make for happier plants. There are some varieties of Viburnum cultivars to consider.
- The stone base could come around the corner at the same depth.
- The burnished product looks like big box material. Consider using a more smooth face product.

Action

On a motion by Braun-Oddo, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0).

The motion included the following conditions:

- Use smooth block in lieu of rough face block.
- Return the brick at the sides in equal amounts.
- Eliminate the stone mulch and weed barrier fabric and use shredded bark mulch.
- The Commission finds the use of metal panels as appropriate in this location.