



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 7945 Tree Lane
Application Type: Advisory Recommendation to the Plan Commission – Final Approval Requested
Legistar File ID # [52865](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Matt Mano; SPS Architects, 215 N. Water Street Suite 250, Milwaukee, WI 53202

Project Description: The applicant is seeking approval to construct a four-story, 54-unit mixed-income senior housing apartment building with underground parking.

Project Schedule:

- The UDC granted Initial Approval on **September 5, 2018**.
- The Plan Commission approved this project on **September 17, 2018**

Approval Standards: The Urban Design Commission previously provided an advisory recommendation to the Plan Commission and the Plan Commission approval required this request subject to this item receiving final UDC approval prior to final sign-off.

This site is part of a “planned multi-use site.” As such, an advisory opinion was required as planned multi-use sites containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use requires conditional use approval following a recommendation on the design by the Urban Design Commission per MGO 28.137(2)(e). 28.183 provides the process and standards for the approval of conditional uses.

Summary of Design Considerations and Recommendations

Staff recommends that the UDC reference their comments from the September 5, 2018 report which included the following comments:

- Provide detail on material colors/types/projection
- Provide detail on wall pack / HVAC Louvres
- Provide detail on the exit stair
- Provide detail on roof elements