



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 302 South Gammon Road  
**Application Type:** Informational Presentation  
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The following project is before the Urban Design Commission (UDC) for an *informational presentation*.

Should a formal land use application be made, this would be the first zoning map amendment application for the MXC (Mixed-Use Center) Zoning District in the City. This zoning district was included in the 2013 Zoning Code Re-write and was later amended in April 2016. A copy of the current Zoning District standards was included in the UDC packets along with the applicant's materials.

The MXC zoning district is a master plan-based district. Prior to development occurring, a master plan for the development must be approved by the Common Council. The UDC's formal role in this process is to provide a recommendation to the Plan Commission on the master plan and to approve the specific standards for building and site design. Such standards are in addition to the design standards for all "Commercial and Mixed-Use" zoning districts. Once a master plan and development standards are approved, buildings could be developed in accordance with those standards. Unless necessary by other requirements (e.g. Large Format Retail), individual buildings would not return to Urban Design Commission for review or approval.

The Planning Division requests that the UDC provide feedback on the following design-related items:

- **90-Degree Angle Parking along Private Internal Drive.** The Planning Division is concerned about the use of 90-degree angle parking along the private drive, especially where it runs between Buildings 1-4 and 5. Staff prefer that parallel parking is utilized to provide a more traditional street-like character along this private drive. Such a modification would have several benefits including allowing for wider pedestrian areas and amenity zones between buildings. The Planning Division believes that this would be very beneficial along Building 5 which is predominantly a residential structure in close proximity to the parking area. Another benefit is to allow for safer bicycle travel through this space. The applicant has indicated that the proposed parking is of importance to the developer and prospective commercial tenants.
- **HVAC Penetrations.** Building 5 includes several individual HVAC-grills/louvers that face the internal private streets. As discussed with the applicant, the Planning Division has encouraged that these be side-loaded or integrated into an architectural feature. As recommended with many other projects, the Planning Division would recommend adjustments to these features be provided and that plans and development standards are adjusted to limit their appearance.
- **Corner Orientation of Buildings.** The Planning Division originally raised questions on the lack of having a solid building edge oriented to the corner of Mineral Point and Gammon Roads. The applicant instead proposes that the corner be organized around a pedestrian plaza and amenity area, intended to bring pedestrians into the site. Based on subsequent details including water features, building massing, and pedestrian area amenities, the Planning Division is now more comfortable with the proposed approach. UDC feedback is requested on this orientation.
- **Orientation of Buildings Toward Public Streets.** Due to changes in grade, a series of retaining walls is proposed along Mineral Point Road. The applicant has shown staff several representative images depicting how such walls could be treated. This information or specifics on actual height and location do not appear to be detailed in this set. UDC feedback is requested on this relationship.