



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4626 Dutch Mill Road

Application Type: Alteration to an existing site plan - Parking Lot and Access Drive Expansion in UDD No. 1

Requesting Initial/Final Approval

Legistar File ID # [56096](#)

Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Kevin Yeska, JSD Professional Services, Inc., 161 Horizon Dr., Ste. 101, Verona, WI 53593

Project Description: The applicant is seeking approval for an alteration to an existing site plan, including new parking, new access drive, updated landscaping, and new lighting. The project proposes to expand the employee parking and add an internal truck route to alleviate concerns of trucks backing out onto Dutch Mill Road. The requested 101 parking stalls exceeds the maximum allowable (52 stalls) and will require a Conditional Use.

Project Schedule:

- The Plan Commission is scheduled to review the Conditional Use request at their July 29, 2019 meeting.

Approval Standards: The UDC is an approving body on this request. The site is located in Urban Design District No. 1 ("UDD 1"), 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(8).

Summary of Design Considerations & Recommendations

Staff recommends that the Commission pay special attention to the proposed landscaping plan and lighting photometrics and provide comment based on the specific Guidelines and Standards of UDD 1, including the landscaping section MGO 33.24(8)(c)1.b. and the lighting section of MGO 33.24(8)(c)2.