



Agenda Item #: 8

Project Title: 6840 Schroeder Road - New Clubhouse for a Residential Building Complex. 19th Ald. Dist.

Legistar File ID #: 77927

Members Present: Cliff Goodhart, Chair; Christian Harper, Lois Braun-Oddo, Shane Bernau, Rafeeq Asad, Amanda Arnold, Marsha Rummel, and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 31, 2023, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new clubhouse for a Residential Building Complex located at 6840 Schroeder Road. Registered and speaking in support was Jeremy Frommelt. Registered in support and available to answer questions was Jon Stocker.

Country Meadows apartment complex currently uses some apartment units for office and storage. They do not use their tennis courts and would like to build a clubhouse and maintenance storage building more centrally located near the pool area. This creates a central community space with fitness, and mail package delivery, while also bringing the apartment units back onto the rental market. The exterior will match the existing apartment units with composite siding and brick, vinyl windows and asphalt shingle roof.

The Commission discussed the following:

- This looks pretty straightforward. I appreciate your comments about not trying to make this look like something it isn't. It will be pretty simple finishes and architecture, and it will look like the clubhouse has been there for a while. I see you're probably going to have to remove some pretty mature trees, I would encourage you to make the extra effort to put an exclusion zone around those to protect them during construction. Anything you can preserve would be a good thing. I was under the impression that if you removed tennis courts, that is was mandatory that you have to replace them with pickleball courts?
- I love the simplicity, you did a really good job of simplifying the form; the proportions are nice. I would question whether you need the brick or stone base, you could almost do without it and still have a really nice form. It would still complement the surrounding buildings.
- When you look at the other buildings, how they incorporate brick is either a full story on a bank or the corners that go all the way up, not this three-foot base that stops and transitions. I agree with you, it could be just fine as cement board siding, it's not going to suffer from being closer to the ground.

Action

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.