



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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**TO:** Urban Design Commission  
**FROM:** Janine Glaeser, UDC Secretary  
**DATE:** February 21, 2018  
**SUBJECT:** ID 48349 (UDC) – 2507 Winnebago Street - PD(SIP),  
New Development of 59 Units of Affordable and Market-Rate Grand Family and Kinship Family  
Housing in Two Buildings. 6th Ald. Dist.

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The applicant, Ben Marshall of Gorman and Company, and their design team are before the Urban Design Commission requesting Final Approval of Residential Building Complex Development.

### **Schedule:**

UDC received an informational presentation on August 16, 2017  
Plan Commission will review on March 5, 2018  
Common Council will review on March 20, 2018

### **Approval Standards**

The UDC is both an approving and advisory body on this request. The site is located in Urban Design District 5 (“UDD 5”), which requires that the Urban Design Commission approve the proposed project using the design standards and guidelines for that district. 33.24(12)

This request has been also been submitted as a Planned Development (PD) Zoning District, in which case the UDC is advisory to the Plan Commission. This GDP request is subject to the approval standards of MGO §28.098. The UDC is required to review the General Development Plan and Specific Implementation Plan and make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter. Please see the attached PD Standards.

### **Design Considerations**

The Planning Division recommends that the Urban Design Commission provide feedback on the following consideration on the following:

- Provide more design cohesion between Buildings 6 and 7. The Planning Division prefers the more vertical composition of Building 7 compared to the more horizontal composition of Building 6 and requests UDC’s feedback on that composition.

Staff has concerns about the location of wall pack louvers that are not side-loaded into balcony recesses or otherwise architecturally integrated into the facades, especially on street facing facades. This a concern that has been frequently raised and addressed on projects in PD zoning and conventional zoning.