



**Project Address:** 1004 & 1032 S. Park Street

**Application Type:** Major Alteration to a Previously Approved Project in UDD No. 7  
**Requesting Final Approval**

**Legistar File ID #** 46483

**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Jon Hepner, T. Wall Enterprises, LLC/Peloton Residences, LLC

**Project Description:** Amend plans for approved mixed-use building to increase dwelling units from 157 to 173

### Project History/Schedule:

- **The Urban Design Commission** referred these design changes on **February 13, 2019**.
- **The Plan Commission** recommended **Approval** on **January 14, 2019**.
- **The Common Council Approved** the associated PD Zoning Amendment on **February 5, 2019**.

### Approval Standards:

The UDC is an approving body on this request. The site is located in Urban Design District 7 ("UDD 7"), which establishes the Urban Design Commission is an approving body, using the design standards and guidelines for that district. MGO §33.24(13)

## Summary of Design Considerations

In their recommendation, staff requests that the UDC provide references to UDD 7 and feedback on the how proposed changes respond to the February 13, 2019 request for clarification:

- The motion to refer noted that the changes shown in red bubbles are acceptable and approvable.
- Request to submit a comprehensive set of everything that is coordinated per the previous approvals for the record and for sign-off

For reference, February 13, 2019 UDC meeting report is attached.

## Conclusion and Recommendations

Staff believes that the proposed changes address the February 13<sup>th</sup> UDC comments regarding request for summary and clarification on all changes and current building materials/colors.