



Project Address: 6810 Milwaukee Street, 1 Windstone Drive, and 45 Windstone Drive

Application Type: PD(GDP-SIP), initial approval is requested

Legistar File ID # [54624](#)

Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Brian Munson, Vandewalle & Associates, Matt Gilhooly, KCG Development, Inc. and James Eric Hovde

Project Description: The applicant is seeking **Initial Approval** for a PD to construct a multi-family addition to the Planned Town Center for 222 units. Land Use Application is split into (3) components, 6810 Milwaukee Street, 1 Windstone Drive, and 45 Windstone Drive.

Project Schedule:

- The UDC referred the project on August 14, 2019
- The Plan Commission is scheduled to review this item on October 28, 2019
- The Common Council is scheduled to review this item on November 5, 2019

Approval Standards:

The UDC is an advisory body on this request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval.

Summary of Design Considerations

Planning Division staff requests that the UDC provide comments on the **PD Standards for Approval** and the following recommendations from the August 14, 2019 meeting.

- Concerns with materials - very dark with bright contrast. Consider more subtly in contrast.
- Study how different buildings can be either more related or more different
- Concerns with the contrast of simplicity of panels and delicate cornice elements. Balance some of those or eliminate larger panels.
- The planting scheme seems restrained and nice. There are a couple of species Acer Palmatum we want to avoid, it's invasive. The Pear and other ornamental trees we could swap out and do better. The Potentilla and Burning Bush are lower quality/invasive.
- Make sure bike parking requirements are met
- Look at successful designs, you'll see has a simplicity in use of materials and composition of openings, base/middle/top, a lot going on here.