



**Project Address:** 12 N Few Street  
**Application Type:** Demolition Permit  
**Legistar File ID #** [64750](#)  
**Prepared By:** Chris Wells, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Heather Stouder, AICP, Planning Division Director

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At its May 24, 2021 Meeting, the Plan Commission referred this item to a future Plan Commission meeting pending final approval by the Urban Design Commission. With their motion to refer, the Plan Commission noted the following concerns: 1) the proposed site circulation, 2) the lack of specifics regarding the programming of the patio area (along Curtis Court), 3) the lack of specifics regarding the location of the on-site bicycle parking, and 4) the inadequate supply of the trash dumpsters for the building's uses.

In response, the applicant has subsequently tweaked their design and submitted revised plans. Staff encourage the Commissioners to review those plans and have provided a brief overview of the changes:

Regarding Points #1 and #2,

- To remove the ambiguity that stemmed from having four residentially allocated automobile parking stalls located immediately in front of the four commercial spaces located along Curtis Court, those four stalls have been eliminated. The applicant stated at the July 28, 2021 Urban Design Commission meeting that they did not want the areas between the garage doors and road to be seen as 'off-street automobile parking stalls.' The applicant stated that they were willing to put up ["No Parking"] signs to this end and have considered adding bollards along the sidewalk if necessary.
  - At that meeting, when the question was raised about removing the associated curb cuts, the applicant stated that their intent is to maintain the flexibility, down the road, of converting the associated residential and commercial units to either live-work units or purely residential units. (Staff note that Live/Work Units as well as a residential-only building with eight dwelling units are both permitted uses in the CC-T District).
- In terms of visually reprogramming this space along Curtis Court away from automobile parking, the applicant has added benches and additional landscaping in their place. The permeable paving in this area has remained but is better defined and clearly indicated on the revised site plan.
- To better distinguish the commercial entries from the residential entries, transom windows and projecting canopies have been added above the commercial entries.
- A number of security features for the ten residential entries have been added – including a 24/7 security camera (along with associated monitoring) and automatic dusk-to-dawn lighting at each entry as well as the pathways along the sides of the building.

Regarding Point #3, seventeen bicycle stalls are provided on site – seven are located at the western corner of the site, two are located along the building's southwest façade, and one long-term stall is located just inside each of the eight residential entries.

Regarding Point #4, the applicant has noted that they are providing space for eight 96-gallon bins – four of which will be for trash and four for recycling – which they believe will be sufficient.

These changes were reviewed by the Urban Design Commission at their meeting on July 28, 2021. On a unanimous vote, the Commission provided a recommendation for final approval with the follow comment:

*That the applicant returns back to staff with drawings indicating future louver openings necessary for commercial occupancy as well as future restroom exhaust, and a notion of how postal mail will be delivered to the site and centralized.*

**Recommendation**

Staff believes that the modifications and additional information provided in the revised materials have improved the proposal related to the previously raised concerns of the Plan Commission. Given the changes outlined above and the unanimous approval granted by the Urban Design Commission at their July 28, 2021 meeting, the Planning Division recommends that the Plan Commission find the standards met and **approve** the demolition permit request to allow a portion of a street-facing facade to be demolished and a two-story addition containing eight commercial spaces and eight apartments to be constructed at 12 N Few Street. This recommendation is subject to input at the public hearing and the conditions from reviewing agencies in the May 24, 2021 Staff Report and the following condition added by the Urban Design Commission at their July 28, 2021 meeting:

**Recommended (New) Condition of Approval**

Major/Non-Standard Conditions are Shaded

**Urban Design Commission** (Contact Kevin Firchow, (608) 267-1150)

50. The applicant shall return back to staff with drawings indicating future louver openings necessary for commercial occupancy as well as future restroom exhaust, and a notion of how postal mail will be delivered to the site and centralized.