



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 3706 S. Dutch Mill Road  
**Application Type:** New Construction in UDD No. 1 – Informational Presentation  
**Legistar File ID #** [66690](#)  
**Prepared By:** Kevin Firchow, Acting UDC Secretary

## Background Information

**Applicant | Contact:** Casey Concrete, Curtain Concrete | Adam Ryan, Quam Engineering, LLC

**Project Description:** The applicant is presenting an informational presentation for the construction of a new 6,750 square foot shop building for a concrete business. The proposed building will be wood-framed with cultured stone veneer and steel ribbed metal siding and roof. No signage is proposed for the building.

### Project Schedule:

- The proposal is a permitted use and will not require Plan Commission or Common Council review.

### Approval Standards:

If formally submitted, the UDC would be an **approving body** as the property is within an Urban Design District. The development site is within Urban Design District 1 (“**UDD 1**”), which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(8). In reviewing plans for development in the district, the Urban Design Commission shall consider in each case those of the following requirements and guidelines as may be appropriate. In addition, when applying the requirements and guidelines, the Urban Design Commission and staff shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.

## Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC provides feedback related to the requirements & guidelines of UDD 1.

Among the design considerations, staff notes that Building Design Requirement 6v states that metal shall not be used as an exterior material for building, except as integral part of a design of exceptional merit. While metal cladding and accents have been approved in this part of UDD 1, staff request that the UDC provides feedback on this as part of this informational review. Staff also recommends the UDC provide comments on the details such as the base material and how that returns along the side of the building.