



PREPARED FOR THE PLAN COMMISSION

Project Address: 330 S. Whitney Way & 5402 Mineral Point Road (District 11 – Ald. Martin)

Application Type: Rezoning, Demolition Permit, and Conditional Use

Legistar File ID #: [55029](#) and [54674](#)

Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

At its April 8, 2019 meeting, the Plan Commission referred this project to the Urban Design Commission for comment and recommendation, as permitted under Conditional Use Approval Standard #9 ([M.G.O. §28.183\(6\)\(a\)9](#)).

At its April 24, 2019 meeting, the Urban Design Commission reviewed the applicant’s plans and recommended approval subject to the comments summarized below:

- Incorporation of the landscape comments:
 - Reorganization of the central courtyard including the landscaping and hardscape areas based on the geometries of the site or building, with the intent that a redesign could result in improvements to the arrangement of the trees and circulation through that space.
 - Increased landscaping at the entry and lawn/yard patio area.
 - Increased landscaping on the side facing Mineral Point Road.
 - Replace the Daylilies with another planting(s).
- Create more significant entry features to be more in scale with the building.
- Look at using larger windows in the tower portion.
- For future development phases, consider incorporation of charging stations in the parking lot.

In response to these comments, the applicant provided Planning Division staff updated drawings on the afternoon of May 1, which included their response to both the UDC comments and previously provided feedback from the Planning Division. These drawings, along with a list outlining the changes, have been included along with this memo. Staff acknowledges the modifications and improvements, noting that the alterations reflect adjustments to design details. The overall development otherwise remains similar to what was previously presented to the Plan Commission.

Considering the feedback from the Urban Design Commission, the Plan Commission should evaluate the updated plans against the approval standards including Conditional Use Standard #9, as previously discussed.

If the Plan Commission believe all of the approval standards have been met, it should forward Zoning Map Amendment 28.022 -- 00370 to the Common Council with a recommendation of approval and approve the conditional use and demolition requests, subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Please see the original staff report for further information and recommended approval conditions.