



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4708 Creekwood Lane
Application Type: Alteration to an Approved Conditional Use for a Residential Building Complex
Final Approval is Requested
Legistar File ID # [59472](#) (original application was [37462](#))
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Nick Patterson, Development with T.Wall Enterprises Mgt, LLC, Madison, WI

Project Description: The applicant is seeking final approval for an Alteration to a Previously Approved Conditional Use for changes to the third and final building of a phased Residential Building Complex. The first two buildings were constructed in 2016 and the third building is proposed to be constructed this year. The changes include some lower level & site plan parking changes as well as the removal of multiple first level unit entry walkways and stairs.

Project Schedule:

- Planning staff has referred this to the Commission for review.

Approval Standards:

The UDC is an **advisory body** on this request. Per MGO [Sec. 33.24\(4\)\(g\)\(2\)](#), "Duties of the Secretary of the Urban Design Commission", staff can make a recommendation to the Director of the Department of Planning and Community and Economic Development regarding the design and that the UDC review the Minor Alteration to Approved Plans. In reviewing residential building complexes, the role of the UDC is to review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes.

Summary of Design Considerations and Recommendations

A minor alteration was filed to modify the approved building and site design, with the primary change being the removal of first level entry walkways and stairs, and other adjustments to the site and parking lot. Please see the referenced link for further information on the previous approval.

Prior to acting on that request, the Planning Division Director has requested an advisory opinion from the Urban Design Commission. Staff request that the UDC provide specific comment on the proposed modifications, including comments related to the removal of the first level stairs and walkways, impacts on the green space, site activation, and compatibility with the completed phases of this development. As an advisory opinion, staff advises that the UDC makes a recommendation which should be structured as a motion to approve, approve with specified conditions, or to not approve. This recommendation will be considered as part of the review of the Minor Alteration application.