



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 114 Milky Way (District 3 – Ald. Hall)
Application Type: Conditional Use
Legistar File ID # [42721](#)
Prepared By: Chris Wells, Planning Division

Planned Residential Complex Containing Six Buildings and a Clubhouse with a Total of 94 Dwelling Units.

Zoning: TR-U1 (Traditional Residential – Urban 1 District).

Type of Development (Zoning): *A Residential Building Complex* (i.e. a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management) which requires a Conditional Use Permit in TR-U1 Districts

Number of Units: 94 dwelling units

Acreage: 5 acres

Background: The ~5 acre 114 Milky Way site was approved for 100 multi-family housing units as part of the approval of the “North Addition to Grandview Commons” subdivision on April 8, 2014 by the Common Council.

Questions for the Urban Design Commission’s Consideration:

Materials and Color Palette

- Simplification of both materials and the color palette is needed.
- The building should be designed as a 4-sided building with all sides treated with same level of detail as ‘front’ façades.
 - Alley façades need color for visual interest.
 - Whereas with the front facades, the grey cement panels are deployed in a vertical orientation, on the alley and side elevations, the materials is deployed in a horizontal orientation (with projections) and staff believes this results in a visually-unbalanced composition.
- Are external joints with the cement board the best option given the rest of the material palette?

Misc

- The lack of consistent returns on the façade roof line needs to be addressed.
- The entrances need more emphasis.