



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 1004-1032 S. Park Street  
**Application Type:** Alteration to a Previously Approved Project in UDD No. 7  
**Legistar File ID #** [46483](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Jon Hepner, T. Wall Enterprises/Peloton Residences, LLC

**Project Description:** The applicant is seeking approval for modifications to previously approved plans for a mixed-use building.

### Project Schedule:

- The UDC granted final approval on October 4, 2017.
- The Plan Commission will consider this modification on January 14, 2019.
- The Common Council will consider this modification on January 22, 2019.

### Approval Standards:

The UDC is an approving body on this request. The site is located in Urban Design District 7 ("UDD 7"), which establishes the Urban Design Commission is an approving body, using the design standards and guidelines for that district. MGO §33.24(13)

This request has been submitted as Major Alteration to a previously approved conditional use, in which case the UDC and the Plan Commission will review the changes.

## Summary of Design Considerations

In their recommendation, staff requests that the UDC provide references to UDD 8 and feedback on the proposed changes as follows:

- 4<sup>th</sup> level floor plan— removing lofts and stair access to the lofts
- 5<sup>th</sup> level floor plan- replacing loft area with full unit and adding 16 residential units
- 6<sup>th</sup> level floor plan— expanded area to accommodate (2) elevators, larger bathroom and (2) stairs
- Exterior elevations - 5<sup>th</sup> floor elevation window configurations have minor changes and the 6<sup>th</sup> level enclosure has expanded slightly, including the addition of an egress stair that serves the rooftop terrace

## Conclusion and Recommendations

Staff believes that the proposed changes are generally in keeping with the original approved design intent. For reference, attached is the Oct. 4, 2017 report. The one condition of approval was that the design team remove the red vertical fins from the glazing on the two main elevations, Park St. and Fish Hatchery