



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 9910 Peach Leaf Lane
Application Type: The Cottages at Chapel View – Initial Approval is Requested
Legistar File ID # [55695](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Chad Wuebben, Chapel View Development Company, Inc.

Project Description: The applicant is seeking initial approval for a Residential Building Complex consisting of two developments on separate lots with a total of 28 cottages, resulting in two separate applications. This specific application requests conditional use approval and a rezoning to the Traditional Residential-Varied 2 (TR-V2) District for a residential building complex with 15 single-family detached dwellings on this lot.

Project Schedule:

- The Plan Commission is scheduled to review this project on 6/10/2019.
- The Common Council is scheduled to review this project on 6/18/2019.

Approval Standards:

The Urban Design Commission is an advisory body on this request. The site qualifies as a Residential Building Complex Project which requires UDC review under section 33.24(4)(c). “The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes.”

As part of the conditional use review, this request is also subject to the conditional use standard including the **Conditional Use Standard #9:** “When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.”

Conclusion and Recommendations

Staff recommends that the Commission review and comment based on the specific Guidelines and Standards of Conditional Use #9, considerations for a Residential Building Complexes. When the applicant returns for Final Approval, additional information will be required including grading/stormwater data, landscaping plan & details, exterior finish and color call outs, light fixture cuts, and any additional information requesting by UDC.