



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 9910 Peach Leaf Lane
Application Type: The Cottages at Chapel View – Final 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 **Final 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 Urban Design Commission granted Initial Approval on 5/29/2019
- The Plan Commission granted Conditional Use Approval on 6/10/2019.
- The Common Council approved the related Zoning Map Amendment 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, and comments from the 5/29/19 meeting.

- Provide consistent window mullion patterns, with or without divided lights, for each building
- Provide a detailed landscape plan
- Provide a detailed stormwater plan
- Provide a lighting plan with photometrics and fixture cuts
- Review City's standards for the style of bike racks
- Study the gable bracket to make sure it is proportion with the rest of the building
- Consider making each building solar ready
- Provide additional architectural detail at final approval level