



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 2810 Hickory Ridge Road and 7801 Raymond Road
Application Type: Lot 11 Glacier Valley – Final Approval is Requested
Legistar File ID # [54630](#)
Prepared By: Janine Glaeser, Planning Division

Background Information

Applicant | Contact: Don Schroeder, Knothe & Bruce Architects, LLC, and Andy Crooks, Esker Apartments, LLC

Project Description: The applicant seeks final UDC approval to construct a residential building complex with 178 units in four apartment buildings and 24 units in four townhouse buildings.

Project Schedule:

- The UDC granted initial approval on May 8, 2019.
- The Plan Commission conditionally approved a conditional use for the residential building complex and other requests for this site on May 20, 2019.
- The Common Council approved the related rezoning and subdivision plat on June 11, 2019.

Approval Standards:

The UDC is an advisory body on this request. Section 28.151 of the Zoning Code requires that Residential Building Complexes be reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c). Section 33.24(4)(c), Residential Building Complexes, states: "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. It shall report its findings and recommendations to the City Plan Commission."

Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC provide comment on the following conditions from the May 8, 2019 Initial Approval:

- Simplification of the corner on Building #7 including roofing material.
- Elimination of stone mulch for bark mulch.
- Incorporation of the landscaping comments, including consideration of more perennial or ornamental grass, study landscape edges and how they relate, provide more ground cover plantings.
- Bring samples of the brick originally proposed for the building.
- Additional renderings covering more of the site.