



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6810 Milwaukee Street, 1 Windstone Drive, and 45 Windstone Drive

Application Type: PD(GDP-SIP), initial approval is requested

Legistar File ID # 54624

Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Brian Munson, Vandewalle & Associates, Matt Gilhooly, KCG Development, Inc. and James Eric Hovde

Project Description: The applicant is seeking **Initial Approval** for a PD to construct a multi-family addition to the Planned Town Center for 222 units. Land Use Application is split into (3) components, 6810 Milwaukee Street, 1 Windstone Drive, and 45 Windstone Drive.

Project Schedule:

- The UDC received an informational presentation on February 27, 2019
- There will be a neighborhood meeting on August 8, 2019
- The Plan Commission will review this item on August 26, 2019
- The Common Council will review the rezoning on September 3, 2019

Approval Standards:

The UDC is an advisory body on this request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval.

Summary of Design Considerations

Planning Division staff requests that the UDC provide comments on the **PD Standards for Approval** and the following recommendations from the 2/27/19 meeting. Following the Informational presentation, the design team has made a number of building design changes that respond some of these items.

- The roofs are huge and dominate the total statement of the buildings. The windows are too small.
- The scale of materials, windows and roof forms work for the townhomes, but they do not work for a large 4-story building.
- Play with materials and colors more, make a plane change at the material change.
- Use the brick for an exterior material that will be seen, not just in the balconies.
- Maximize glazing and avoid blank walls.
- Embrace the random pattern or go with a rhythm.