



**Project Address:** 1810 S. Park Street

**Application Type:** Alteration to an existing development in UDD No. 7, Initial/Final Approval is Requested

**Legistar File ID #** [57083](#)

**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** James Stopple, Madison Property Management, Inc./Ryan Schultz, OpeningDesign

**Project Description:** The applicant is seeking approval to replace an existing storage building with a new metal building to continue their facilities operations, including site storage for a variety of operations and auto repair garage. The existing building fronting park street will remain as is. Site work is limited to paving replacement on the rear of the site, adjacent to the new storage building.

### Approval Standards:

The UDC is an **approving body** on this request. The site is located in Urban Design District 7 ("UDD 7"), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(14).

## Summary of Design Considerations & Recommendations

Staff recommends that UDC review and comment based on the specific Guidelines and Standards of UDD 7.

### UDD #7 Requirements and Staff Comments:

Staff believes that the project can be found to meet the applicable guidelines and standards, noting the following comments:

#### *33.24(14)(d)(2)(a)iv.*

- *Mechanical equipment shall be screened from view by using screen designs that are architecturally integrated with the building design.*

**Staff requests that the Commission carefully consider the lack of screening for mechanical equipment.**

#### *33.24(14)(d)(7)(a)iii.*

- *All trash areas shall be screened from public view*

**Staff requests that the Commission carefully consider the lack of screening for trash area.**

#### *33.24(14)(d)(7)(b)ii.*

- *All parking areas should be well landscaped and appropriately lighted.*

**Staff requests that the Commission carefully consider the treatment of surface parking and how landscaping helps to mask & buffer it from S. Park street and the sidewalk.**