



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 9604 Wilrich Road
Application Type: Alteration to a previously approved Residential Building Complex
Final Approval is Requested
Legistar File ID # [56304](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Ryan McMurtrie of United Financial Group, Appleton, WI

Project Description: The applicant is seeking approval for an alteration to a previously approved residential complex to change the last and final building #4 from 32 units to 45 units and from 2 & 3 story building to an all 3 story building. Note that the original residential building complex was recommended for approval by the UDC on May 20, 2015.

Project Schedule:

- The Urban Design Commission Referred this project on August 14, 2019.
- The Plan Commission is scheduled to review the major alteration to a conditional use for this site on September 16, 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

The Planning Division staff requests that the UDC refer to the August 14th recommendations and provide comment on the recommendations on the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes.

August 14, 2019 UDC Comments:

- Less materials, less complexity in the number of forms and geometries and the roof, a little more restraint to the building design.
- If there are any penetrations (dryer vents) show them on the elevations.

Planning staff supports the change to an L-shaped building that holds the corner better and recommends that the Commission carefully consider how this building integrates with the previously approved larger development. There are concerns that this building not differ too greatly from the current building exteriors, including relationship with materials, articulation & bay proportions, and massing.