



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 9702 Watts Road  
**Application Type:** New Residential Building Complex – Initial/Final Approval is Requested  
**Legistar File ID #** [56729](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Greg Held, KBA LLC and Jack Mckenzie, The McKensize 300 Company, Middleton, WI

**Project Description:** The applicant is seeking approval to construct a residential building complex with 118 units in (3) apartment buildings with underground parking and (2) townhouse buildings with attached garages that share common amenities including a central community room and outdoor areas. Site surface parking is located to the north of the site and includes 75 surface spaces. Surface parking combined with underground and garage parking totals 198 parking spaces for the site.

### Project Schedule:

- The Plan Commission is scheduled to review the 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

Planning Division staff requests that the UDC provide comment on the exterior design and appearance of all principal buildings, structures and landscape plans for the proposed residential building complex.

Planning staff recommends that the Urban Design Commission consider the following points as it makes its recommendation to the Plan Commission.

- Consider how exterior building materials help buildings relate to one another within the complex.
- Consider size of usable open space to the north and whether the curved path reduces potential for larger open spaces.