



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4602 Cottage Grove Road
Application Type: New development of a mixed-use building – Initial/Final Approval is Requested
Legistar File ID # [52855](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Megan Schuetz, Movin' Out, Inc./Ray White, Dimension IV-Madison Design Group.

Project Description: The applicant proposes to demolish the long-vacant grocery store to construct a 65-unit apartment building and five townhouses with a total of 90 parking spaces.

Project Schedule:

- The UDC received an Informational Presentation on September 5, 2018.
- The Plan Commission is scheduled review this request on October 28, 2019.

Approval Standards:

The UDC is an **advisory body** on this request. This is a major alteration to a planned multi-use site. Section 28.137 MGO states that a Planned Multi-Use Site containing more than forty thousand (40,000) square feet of floor area and where twenty-five thousand (25,000) square feet of floor area is designed or intended for retail use or for hotel or motel use, shall require a conditional use approval following a recommendation on the design of any specific proposal by the Urban Design 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 Planned Multi-Use Site.

Planning staff recommends that the Urban Design Commission consider the following comments from the September 5, 2018 meeting as it makes its recommendation to the Plan Commission.

- Simplify the materials, consider a more uniform base on the east and south elevations.
- Work toward restraint. Refine materials and how they are detailed/color.
- Pay attention to the space you're creating between the townhouses and apartments to the north.
- Consider creating greenspace rather than putting up a fence.
- I love the rhythm of the townhouses, the materials work. Overall I like the geometry but it seems almost random where the materials change. Minimize how much brick you have across datums. The east elevation is more successful than the west elevation.
- On the townhomes, study where you are placing HVAC units/vents in walls.

Additionally, staff requests the UDC consider the following:

- Consider widening the 4 feet wide sidewalk sections to a minimum of 5 feet.
- Consider options to increase the driveway length on the townhouse side to limit vehicle overhang over sidewalk.
- Provide comment on revised corner element, including color.