



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 2524 Winnebago Street

Application Type: PD(GDP-SIP) New Mixed Use Development in UDD #5 – Informational Presentation

Legistar File ID # [58528](#)

Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Nicole Solheim, Gorman & Company, LLC, Oregon, WI

Project Description: The applicant is providing an Informational Presentation for an amendment to a Planned Development/Specific Implementation Plan that will be the final phase of the Union Corners Planned Development. A previous version of this corner site PD/SIP was approved by the UDC on Oct. 7, 2015 as a mixed-use building containing a 28,000 square-foot grocery store, 10,000 square feet of general commercial space and 100 apartments.

The current proposed mixed-use building will occupy approximately 3 acres at the corner of the larger 11.5-acre Union Corners property. The proposed five story building will be an L-shaped structure that will stand five stories with 80 underground parking stalls and approximately 95 surface parking stalls. The building will house a 16,000 square-foot retail space on the first floor of the building along E. Washington Avenue and 75 apartment units.

Project Schedule:

- The applicant is planning to submit a land use application in 2020.

Approval Standards:

The UDC is an **approving body** on this request. The site is located in **Urban Design District 5 (UDD No. 5)**, 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(12).

The Commission is advisory body on the PD 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. (**PD Standards for Approval attached.**)

Summary of Design Considerations and Recommendations

Planning staff requests that the UDC provide feedback on the exterior design and appearance of the building and site layout, including pedestrian circulation, parking, and landscape concept, and comment based on the PD Standards.

Planning Staff have also request that the Commission provide feedback on how the proposed development fits within the larger GDP and surrounding context, including how the proposed building holds the corner and relates to the surface parking lot & landscaping layout. Provide feedback on the overall building façade composition, including number and patter of exterior materials.