



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 6810 Milwaukee Street, 1 Windstone Drive, and 45 Windstone Drive  
**Application Type:** PD(GDP-SIP), Final approval is requested  
**Legistar File ID #** [54624](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Brian Munson, Vandewalle & Associates, Matt Gilhooly, KCG Development, Inc. and James Eric Hovde

**Project Description:** The applicant is seeking **Final Approval** for a PD to construct a multi-family addition to the Planned Town Center for 222 units. Land Use Application is split into (3) components, 6810 Milwaukee Street, 1 Windstone Drive, and 45 Windstone Drive.

### Project Schedule:

- The UDC granted Initial Approval of the project on September 4, 2019
- The Plan Commission granted approval of the PD on October 28, 2019 with conditions requiring UDC final Approval and keeping the playground within the landscape plan.
- The Common Council granted approval of the PD on November 5, 2019

### Approval Standards:

The UDC is an advisory body on this 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.

## Summary of Design Considerations

Planning Division staff requests that the UDC provide comments on the **PD Standards for Approval** and the following September 4, 2019 Initial Approval conditions regarding building design and site parking.

- Simplify exterior building design – still too busy
  - Datum lines on small buildings should relate better to townhomes and materials aren't consistent across all of them.
  - The building needs a lot of work so there are cohesive compositions. Bring some of the rationality of the simple floor plans, less need to find something interesting. Really look at elements that are recessed vs forward, composition of the bays, and areas that have thick roof lines vs. thin roof lines.
- Site/parking layout recommendations
  - Provide Electric Vehicle (EV) charging stations and/or make it EV ready
  - Concerns regarding too much surface parking
  - Remove one aisle and reduce one loop to increase the greenspace north of Building #1