



Project Address: 9450 Silicon Prairie
Application Type: New Residential Building Complex – Initial/Final Approval is Requested
Legistar File ID # [58531](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Kevin Burow, Knothe & Bruce Architects, Middleton, WI

Project Description: The applicant is requesting initial/final approval for a proposed residential building complex consisting of (7) apartment buildings and 12,500 s.f. of commercial space. The development will include 339 apartment units, 327 underground parking stalls, and 235 surface stalls.

Project Schedule:

- The UDC received an informational presentation on December 11, 2019.
- The Plan Commission is scheduled to review this item on March 9, 2020.
- The Common Council is scheduled to review this item on March 17, 2020.

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 recommendations on the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes.

Planning and Engineering staff have provided the following site access and traffic comments to the development team:

- Recommend the development provide access from South Point Road for access to commercial space
- Remove or relocate the northwest corner drive through (west side of Mixed-use building) so that it is not parallel with the street.
- Traffic requested that the developer build multiuse path on Mineral Point Road & sidewalk on South Point Road
- Traffic and Planning are working to reduce the 40' easement along Mineral Point Road so that the buildings can be closer to and have a better orientation to the street.

Below are the comments provided by the UDC at their **December 11, 2019** meeting:

- Most of my concern is at the north end with that much surface parking facing Mineral Point Road. I wonder if flipping that L-shaped building would be a better potential solution.
- I don't see any views down Mineral Point Road.
- Is there a different way to pop up at the entry? They always look one dimensional. Does the exit stair shaft need to be that tall?
- Maybe a break in the rhythm or something else. I'm tired of seeing these little pop-ups that are nothing.
- It makes a less strong entry.
- I can't help but contrast all this surface parking and flat roof buildings replacing what was there, which was farmland and had the capacity to store a lot of water. Really make sure the stormwater has been addressed. Something to mitigate the fact we're taking a big swath of land and replacing it with surface parking.
- I'm wondering about the commercial, it makes more sense to activate the corner where people would be coming in. Consider traffic and access to the commercial.
- Start a trend of green roofs on housing. Green walls too possibly.
- Can some of this stormwater meander through some of the site?
- Reconsider both building footprints on Mineral Point Road. The pond is an opportunity, make it one.