



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 3840 Maple Grove Drive
Application Type: New Residential Building Complex - Informational Presentation
Legistar File ID # [58951](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Marc Ott, JLA Architects, Monona, WI

Project Description: The applicant is seeking approval for a proposed residential building that includes (4) large apartment buildings, (8) townhome buildings, and (3) smaller apartment buildings with both underground and surface parking. When the final plat is recorded, each site will be a separate residential building complex.

Project Schedule:

- The UDC received an Informational Presentation on January 15, 2020
- The Plan Commission is scheduled to review this proposal on March 23, 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

The Planning Division staff requests that the UDC review the comments from the January 15, 2020 Informational Presentation and provide comments related to the exterior design and appearance of all principal buildings or structures and the landscape plans of the proposed complex.

Planning Staff also request that the Commission provide feedback on how the proposed development fits within the context of the neighborhood.

Comments from the January 15, 2020 Informational Presentation:

- Make sure you are considering the crossings of the street for the pedestrian route to school.
- Provide more details on proposed retention pond. There is some gesture of softening the edges, make sure it's not just a rectangular retention pond. Its proximity to the creek and natural area, it could potentially feel like this natural offshoot of that and have softer edges, more of an organic form.
- How big is the swimming pool? It seems small. Really small.
- Consider not going so residential on the community center. It could look different, public rather than residential.

- Simplify roof forms. The interplay of the gables and sheds are a little overly complex for the smaller buildings. Do you need all those different roof shapes with identical bays and units? I know you're trying to mix it up. Study how all those details come together.
- Any chance you wouldn't do 10 townhouses in a row like that, could it go down to 4?
- Caution the use of vinyl siding in large expanses. Provide detailed information on proposed vinyl material, including specs, photos, samples and transition details (including corners.)
- Bring material samples when you return.
- Consider adding plug-in stations for electric cars.
- Provide more detail on HVAC systems, including magic paks locations.