



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 3840 Maple Grove Drive
Application Type: New Residential Building Complex –Final Approval is Requested
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 granted Initial Approval on March 11, 2020
- The Plan Commission approved the conditional use on April 13, 2020, subject to the item returning to the Urban Design Commission for final approval, subject to the listed conditions.

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 UDC is an advisory body to the Plan Commission, and at their April 13, 2020 meeting, the Plan Commission approved this request subject to the following UDC-recommended conditions. Final Approval of the UDC, based on satisfying the below conditions, is required prior to final sign-off and permitting.

1. Show where gutters and downspouts will be located on the buildings.
2. Simplify roof forms, with more detail on the roof forms to be provided for final approval.
3. A strong suggestion to use a slightly better building material in lieu of vinyl siding, with more detail on the final materials to be provided for final approval. If vinyl is proposed, require that it be a stronger vinyl material, used in short spans, and more detail is provided on material profile, thickness, and transitions.
4. Simplification of the site plan with changes to parking and increase of landscaping, particularly in the courtyard and islands.