



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6145 Mineral Point Road
Application Type: Amended Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP) Initial/Final approval is Requested.
Legistar File ID # [61778](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Kevin Yeska, JSD Professional Services, Inc./Ted Matkom, Gorman & Company, LLC.

Project Description: The applicant, AgeBetter Community Living, is seeking initial/final approval of a revised PD construct a four-story, 77-unit affordable senior living apartment complex on the Oakwood Village Campus.

Project Schedule:

- The Plan Commission is scheduled to review this proposal on October 19, 2020.
- The Common Council is scheduled to review this zoning amendment on October 20, 2020.

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 & Recommendations

The Oakwood Village Campus is a multi-building development, currently under Planned Development (PD) Zoning. This request to allow the development of a new four-story, 77-unit building is considered a major amendment to that Planned Development. Staff notes that the property is recommended for “High-Residential” development in the Comprehensive Plan, recommending development between 4-12 stories at densities generally over 70 dwelling units per acre.

Planning staff requests that the UDC provide feedback based on the **PD Standards**. Specifically, staff request that the UDC’s advisory recommendation include feedback on the following items:

- Building activation at the pedestrian level on Mineral Point Road and adjacent to the Oakwood Village complex entry drive
- Building main resident/guest entry and drop area
- Parking lot landscaping density and species
- Adequacy of open space provided for residents
- Pedestrian circulation

In regards to timing, the developer has submitted an application for City Affordable Housing Funds for this proposal. Staff also anticipates that the developer will file a formal tax credit application with WHEDA (Wisconsin Housing and Economic Development Authority) in early December 2020. Prior to filing that application, the

developer seeks approval of this zoning change, so the property has conforming zoning to meet WHEDA criteria. Final Common Council review for the zoning change is currently scheduled for October 20.

Staff notes that as with other applications, if the UDC finds that the basic design components can be found to meet the applicable standards, a recommendation of "initial approval" could be provided, allowing the request to continue through the approval process. Such a recommendation general signals that the UDC believes that elements such as the general site layout, exterior appearance/architectural direction, building massing, and landscape concept can meet, or conditionally meet, the standards. Such recommendations are conditioned upon the applicant returning for "final approval" prior to permitting. In that case, the UDC should provide very specific conditions in their recommendation as to the specific elements and/or design details that should be addressed.