



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 145-151 W. Wilson Street & 309-321 S. Henry Street

Application Type: New Mixed-Use Building in UMX Zoning District
Informational Presentation

Legistar File ID # [63797](#)

Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Erin Socha, Knothe & Bruce Architects, LLC/Randy Christianson, Walter Wayne Development, LLC

Project Description: The applicant is providing an informational presentation for a 10-story mixed-use building containing approximately 200 dwelling units, commercial space, two floors of underground parking and one level of secured first floor parking. The project does involve the demolition of seven structures.

Project Schedule:

- The applicant anticipates filing a land use application in early 2021.

Approval Standards:

The UDC will be an **approving body** on this request. Subject to the standards of MGO 28.076(4)(c), All new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in [Sec. 28.071\(3\)](#) and the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.

Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC review the project against the requirements & guidelines of both the [Downtown Urban Design Guidelines](#) and Zoning Standards of [Sec. 28.071\(3\)](#) and provide related comments regarding the exterior design and appearance of the new development and how it relates to the existing context, with special attention the building's relationship to the sidewalk pedestrian scale. Additionally, due to its size and prominent location, staff further request information be provided on the building's "long views."

The property is zoned Urban Mixed Use (UMX) and the [Comprehensive Plan](#) recommends "Downtown Core" uses, recognizing the center of Downtown should generally possess high intensity development. The most specific recommendations for the subject site are contained within the [Downtown Plan](#). Outside of the building directly at the corner of West Wilson and South Henry Streets, the plan identifies the balance of the site as an "Underutilized Site and/or Obsolete Building." The recommended height in that plan, which was later codified in the Zoning Ordinance, is up to ten stories. In regards to views, the plan recommends establishing a set of standards addressing building characteristics such as height, setbacks, and stepbacks that will maintain a varied and interesting skyline as Downtown grows, and protect and enhance visual connections to the lakes. The Views and Vistas Map identifies key views, vistas, and viewsheds, including the Hamilton Street corridor, adjacent to this site.