



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 1254 E Washington Avenue  
**Application Type:** Exterior Alterations & Façade Grant Application in UDD No. 8  
Initial/Final Approval Requested  
**Legistar File ID #** [64245](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Phil Parhamovich, Madison, WI

**Project Description:** The applicant is requesting final approval for building exterior facade improvements to an existing masonry building that had been previously repaired from a vehicle impact. The proposed scope is limited to the first level façades on both E. Washington Ave. and Baldwin Street.

**Project Schedule:**

- The applicant anticipates starting the work early Spring 2021.

**Approval Standards:**

The UDC would be an approving body on the UDD 8 district request and advisory on the Façade Grant approval request. The development site is within Urban Design District 8 (UDD 8) block 6b, which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(15).

On October 3, 2000, the Common Council adopted Resolution No. 61179, approving the Objectives and Criteria for the Façade Improvement Grant Program. The resolution specifies that all Façade Improvement proposals be referred to the Urban Design Commission for comments and recommendations.

In applying the standards, the code states that the Urban Design Commission shall apply the [UDD 8](#) district requirements and guidelines as may be appropriate in order to implement the Core Development Principles of the [East Washington Avenue Capitol Gateway Corridor Plan](#). In order to approve, ordinance requires that the development is found to meet the requirements and conform as much as possible to the guidelines.

## Summary of Design Considerations

Staff recommends that the UDC review the project against the requirements and guidelines of UDD 8 and the Core Development Principles of the East Washington Avenue Capitol Gateway Corridor Plan.

In addition, staff requests the Commission provide feedback and guidance for the application regarding the proposed material selections and detailing of the wood architectural features. See also attached Report of Façade Improvement Grant Staff Team for more information on the project scope and grant request.