



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 1954 East Washington Avenue (Submitted as 22 North Second Street)  
**Application Type:** Informational Presentation  
New Construction & Modification to Existing Residential Building Complex  
**Legistar File ID #** [66238](#)  
**Prepared By:** Kevin Firchow, Acting UDC Secretary

## Background Information

**Applicant | Contact:** Kevin Burow, Knothe & Bruce Architects, LLC/Lorrie K. Heinemann, Madison Development Corporation

**Project Description:** The applicant is providing an informational presentation for alterations to an existing Residential Building Complex. This includes the construction of a new 2-3 story building with 24 multi-family residential units and 24 underground parking stalls. The proposal includes the demolition of the existing Options in Community Living building.

### Project Schedule:

- The applicant anticipates submitting a formal land use application this summer.

### Approval Standards:

If formally submitted, the UDC would be an **advisory body** on this request. Section 28.151 of the Zoning Code requires that Residential Building Complexes are reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c) which state: "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."

### Related Zoning Information:

The property is zoned TR-U1 (Traditional Residential-Urban 1). That district allows for residential building complexes, with conditional use approval. There is a maximum height of five stories, with allowable front setbacks generally between 15-30 feet, with certain allowances to have setbacks modified by the Plan Commission.

### Adopted Plan Recommendations:

The Comprehensive Plan (2018) recommends Low-Medium Residential (LMR), which is classified as one to three floors and between seven and 30 dwelling units per acre (du/ac). The Plan has a note under this classification that large multifamily buildings are permitted in select conditions at up to 70 du/ac and four stories, generally along arterial streets. The Emerson East-Eken Park-Yahara Neighborhood Plan (2016) does not include specific recommendations for the subject site.

## Summary of Design Considerations and Recommendations

As an informational presentation, staff requests that the Urban Design Commission provide comment as required by the Zoning Code.

The site is currently developed with four buildings:

- 28-Unit, 3-story building that was a former hospital.

- 44-Unit, 4-story building that was recently completed along East Washington Avenue.
- 4-Unit Building at the middle of the site.
- Two-story office building proposed for demolition that is proposed to be demolished as part of this request.

As a reference, a link to Legislative File [52598](#) is provided which includes information related to the UDC's recent reviews on this property.

### **Design Considerations**

- **Height, Massing, Scale, and Design.** The proposed building is two stories in height along Mifflin Street, stepping back to three stories away from the street frontage. The front façade is organized into four primary masses at the street level. These masses include individual street-facing entries and a separate main building entry. As part of their comments, staff requests that the UDC provides feedback related to the building massing, height, scale, and design, especially related to its transition to surrounding properties. Staff notes that this particular property is planned and zoned for more intensive development than the surrounding properties that are primarily zoned for single-family development.