



## UDC MEMO Planning Division

Department of Planning & Community & Economic Development

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126 S. Hamilton Street  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
[www.cityofmadison.com](http://www.cityofmadison.com)

**TO:** Urban Design Commission  
**FROM:** Janine Glaeser, UDC Secretary  
**DATE:** May 23, 2018  
**SUBJECT:** ID 48349 (UDC) – 2507 Winnebago Street - PD(SIP),  
New Development of 59 Units of Affordable and Market-Rate Grand Family and Kinship Family  
Housing in Two Buildings. 6th Ald. Dist.

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The applicant, Ben Marshall of Gorman and Company, and their design team are before the Urban Design Commission requesting Final Approval of Residential Building Complex Development.

### Schedule:

UDC received an informational presentation on August 16, 2017  
UDC granted **INITIAL APPROVAL** on February 21, 2018  
UDC **REFERRED** the project with recommendations (below) on April 25, 2018

Plan Commission approved on March 5, 2018  
Common Council approved on March 20, 2018

### Approval Standards

The UDC is both an approving and advisory body on this request. The site is located in Urban Design District 5 (“UDD 5”), which requires that the Urban Design Commission approve the proposed project using the design standards and guidelines for that district. 33.24(12)

This request has been also been submitted as a Planned Development (PD) Zoning District, in which case the UDC is advisory to the Plan Commission. This GDP request is subject to the approval standards of MGO §28.098. The UDC is required to review the General Development Plan and Specific Implementation Plan and make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter.

### Design Considerations

The Urban Design Commission provided recommendations on the 4/25/18 REFERRAL as follows:

- Show consistent reveals on exterior panel materials
- Study entry and porch details, including porch column size
- Reconsider canopy bracket/brace detail
- Metal bay – bring down and terminate into building
- Brick details – return back into building
- Landscaping – Concerns regarding Clethra and Red Twig Dogwood. Provide more substantial trees.