



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 929 E. Washington Avenue  
**Application Type:** Referral from Plan Commission for new construction in Urban Design District No. 8  
**Legistar File ID #** [54198](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Curt Brink from Archipelago Village and Doug Hursh from Potter Lawson, Madison, WI

**Project Description:** The proposed new eleven-story mixed-use podium building will be approximately 257,000 sf total, including a new parking structure, 11,000 sf of first level commercial space, and upper level office space. The new building will be three stories at the street level with eight stories above.

### Project History/Schedule:

- The **Urban Design Commission** approved the project on **March 13, 2019**.
- On March 25, 2019, the **Plan Commission** referred this item to the UDC for comment and recommendation.

### Approval Standards:

The UDC was an approving body on the development request, which was approved by the UDC on March 13, 2019. The development site is within UDD 8 - block 13a & 13b, which required that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(15). The request also is a demolition permit and conditional use, which allows the Plan Commission to require the applicant submit plans to the Urban Design Commission for advisory comment and recommendation.

## Summary of Design Considerations

As allowed by the Zoning Code, the Plan Commission referred the associated demolition permits and the conditional use for the eleven-story building at 929 E. Washington Avenue to a future Plan Commission meeting following an advisory recommendation by the Urban Design Commission. Specifically, UDC was requested to 1) Review a study of the impacts from glare created by the exterior of the proposed building on surrounding properties and 2) Review the design of the project with preservation/retention of 924 E. Main Street. As part of their review of the glare study, staff recommends the UDC consider the following impacts in their recommendation:

1. Playing field for Breese Stevens Field
2. Adjacent high rises and residents
3. Cars driving on E. Washington Avenue