

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 17, 2021
TITLE: 1954 E. Washington Avenue- Alterations and New Construction at an Existing Residential Building Complex. 12th Ald. Dist. (66238)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Kevin Firchow, Acting Secretary	ADOPTED: POF:
DATED: November 17, 2021	ID NUMBER:

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Christian Harper, Tom DeChant, Christian Albouras, Craig Weisensel, Shane Bernau and Russell Knudson.

SUMMARY:

At its meeting of November 17, 2021, the Urban Design Commission **GRANTED INITIAL/FINAL APPROVAL** of alterations and new construction at an existing Residential Building Complex located at 1954 E. Washington Avenue. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions was Lorrie Heinemann, representing Madison Development Corporation.

The project consists of 24 new apartments on the northeast corner of the site, where they have recently completed a new 44-unit apartment building on the property. They will raze the existing 2-story office building, and utilize the design intent of that previous building carried through to this one. Vehicular access is aligned with the extension of Second Street to the underground parking with landscaping around the perimeter. Changes made include a more residential feel for the townhouse portion along Mifflin Street, a revised entry sequence to the units with the front porches, and a changed canopy style and scale of detailing to be more residential. The third floor does stepback for a more two-story feel along the sidewalk. Materials will match the Graaskamp building with brick, siding details and trim.

The Commission discussed the following:

- This looks really nice, I'm a fan of the Graaskamp building. This on the opposite corner will be a nice complement to it. Looks like there is only one stall designated for handicapped, what is the standard for how many of those there should be? Is there any plan to have EV charging?
 - When you have straight housing within the building you need 2% of your stalls accessible, so the one stall is sufficient per code. We will be accommodating the EV a well, it is part of City ordinance now.
- Your landscape plan shows a Callery Pear, a Cleveland Select Pear, we're discouraging developers from using that tree anymore. There are plenty of alternatives, another flowering Crab, a Red Buckeye, Japanese Tree Lilac would be preferable. The Stella D'Oro daylilies should be replaced with another

species, it's way overused. Some of the trees on the E. Mifflin frontage I fear are going to grow almost too large for the space, though it probably won't happen for a while.

ACTION:

On a motion by Braun-Oddo, seconded by Weisensel, the Urban Design Commission **GRANTED INITIAL/FINAL APPROVAL**. The motion was passed on a vote of (7-0).

The motion noted revisions to the landscape plan including replacement of the Callery Pear and Cleveland Select Pear; and replacement of the Stella D'Oro daylilies with another species.