



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 5535 University Avenue  
**Application Type:** Alteration to a Previously Approved Development in UDD #6 – *Final Approval Requested*  
**Legistar File ID #** [49171](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

**Background Information**

**Applicant | Contact:** Randy Bruce; Knothe & Bruce Architects, LLC; 7601 University Ave. Suite 201; Madison, WI 53562

**Project Description:** Revised plans for approved mixed-use building to now call for 5,600 square feet of commercial space and 60 apartments in Urban Design District No. 6.

**Project Schedule:**

- The UDC granted Final Approval of an earlier version of the plans on **December 20, 2017**.
- The Plan Commission will review these revised plans on **November 5, 2018**.

**Approval Standards:** The UDC is an approving body on this request. The site is located in Urban Design District 6 (“UDD 6”), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(13).

**Summary of Design Considerations and Recommendation**

The originally proposed building exterior materials include cast stone for the base; a cream-colored, modular-sized brick for the first three floors, with a cedar-colored, horizontal composite siding cladding the bays which project at the second and third floor levels; and a slate-colored, horizontal composite siding cladding the fourth floor. (See below - 12/20/17 approved University Ave. building elevation.)

The updated plans propose some site and building reconfiguration, enclosure of the first level central open area/drive, adjustment of the building bay pattern, and slightly different material colors.

Staff recommend that UDC provide review and comment based on the Standards of UDD 6.

