



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1954 East Washington Avenue (Submitted as 22 North Second Street)
Application Type: New Construction & Modification to Existing Residential Building Complex
Initial/Final Approval is Requested
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 seeking initial/final approval 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.

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.

Project Schedule:

- The UDC received an informational presentation on July 28, 2021.
- The Plan Commission will review this proposal on November 22, 2021.

Approval Standards:

The UDC is 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

Staff recommends that the Urban Design Commission provide comment as required by the Zoning Code. As a reference, a link to Legislative File [52598](#) is provided which includes information related to the UDC's recent reviews on this property.

Summary of Previously Raised UDC Design Comments:

As a reference, staff refers the UDC to their comments from the informational presentation:

- I thought there was some amount of master planning for this site.
- Very nice looking project. Is there any attempt or possibility to integrate the parking of the various buildings that are part of this master plan?
- We did get a public comment about the density of the area and concerns there so I'm trying to think ahead about solutions to maybe move the traffic off of Mifflin somehow, trying to really get the most efficiency of parking as we can of the various buildings that have a relationship here.
- I appreciate the continuity of the design vocabulary, this is a really coherent campus.
- With the exception of I was hoping that there was a little bit more shift of scale on the Mifflin facing building. It has a large punched opening, large wide stairways going up and the overhangs, the scale feels commercial to be facing Mifflin.
- Even the style of the handrails, that's very commercial.
- Those balcony overhangs with the tension rods might be supported with some columns that would be more in keeping with a front porch.
- I believe we had similar comments on this previously, a lot of thought in the site design and park. We talked about a softer residential feel, some of those suggestions of not making any radical changes, small soft changes you could do to bring that scale down. Overall great site design and capping off this campus, very nice.
- Curious about the driveway to parking being directly across from a three-way intersection. Have you gotten any feedback on that already?