



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 636 W. Washington Avenue
Application Type: New Mixed-Use Development in UMX District – Initial/Final Approval is requested
Legistar File ID # [57114](#) (follow legistar link for project info, including expanded light fixture cuts)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Kirk Keller, Plunkett Raysich Architects, Madison, WI

Project Description: The applicant is requesting initial/final approval for a new five story mixed-use building with lower level parking, first level retail/commercial space and residential apartment/lobby spaces, and a total of 52 residential apartment units.

Project Schedule:

- The **Landmarks Commission** determined that the proposed development is not so large or visually intrusive as to adversely affect the historic character of the adjoining landmarks on **August 26, 2019**.
- The **UDC** received an Informational Presentation on **September 4 and October 2, 2019**.
- The **Plan Commission** is scheduled to review this project on **December 9, 2019**.

Approval Standards: The Urban Design Commission is an advisory body to the Plan Commission for this project. The subject site is zoned **UMX (Urban Mixed Use District)**. Per MGO Section 28.076(4)(c), All new buildings and additions greater than 20,000 square feet or that have more than four stories in UMX zoning shall obtain conditional use approval from the Plan Commission following review by the Urban Design Commission for conformity to the design standards in Section 28.071(3) General Provisions for Downtown and Urban Districts of the Zoning Code and the [Downtown Urban Design Guidelines](#) and report its findings to the Plan Commission.

Summary of Design Considerations and Recommendations

Staff recommends that the UDC reference key comments from the October 2, 2019 Informational Presentation and discuss if the revised proposal is in keeping with the 28.071(3) General Provisions for Downtown and Urban Districts – Design Standards and [Downtown Urban Design Guidelines](#).

28.071(3)(e) Downtown Urban Design Guideline considerations - Design Standards, Door and Window Openings: The standards require that street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area. **Recommend that the design team provide confirmation that this standard is met.**

10/2/19 UDC Comments (report attached):

- Study masonry & mortar finish, colors, and joint details. If trying to look more historic, mortar should more closely match brick.
- Consider extending the E. Washington fourth level parapet up to replace the guardrail.
- Original 9/11/19 submitted drawings with dark lower level were better received than revised version presented at the 10/2/19 meeting.
- Study the cornice thickness, details, and locations.
- Study the window lintels & sills and look at the horizontal/vertical patterns created.
- Provide exhibit that shows the view angles for cars.