



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 12 N. Few Street
Application Type: Addition and New Construction in UDD No. 8 - Informational Presentation
Legistar File ID # [63801](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: John Seamon, SEA Design/Jeremy Knudsen

Project Description: The applicant is providing an informational presentation for a single-story addition on top of an existing single-story masonry block building, and a new two-story addition to provide 8 small commercial spaces and 8 one-bedroom residential units aimed at providing live-work units.

Project Schedule:

- The applicant anticipates submitting a land use application in early Spring 2021.

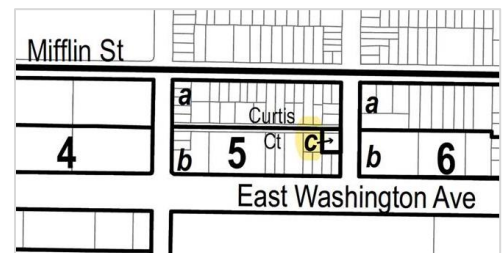
Approval Standards:

The UDC would be an approving body on the development request. The development site is within Urban Design District 8 (UDD 8) block 5b, which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(15).

In applying the standards, the code states that the Urban Design Commission shall apply the [UDD 8](#) district requirements and guidelines as may be appropriate in order to implement the Core Development Principles of the [East Washington Avenue Capitol Gateway Corridor Plan](#). In order to approve, ordinance requires that the development is found to meet the requirements and conform as much as possible to the guidelines.

Summary of Design Considerations

This proposed development includes a 6.5-foot setback on Curtis Court, which does not comply with the current 15-foot setback requirement in UDD 8. Additionally, the parking placement does not appear to comply with the requirements of the district that require off-street parking be located behind or on the side of the building. Staff have had preliminary discussions with the District Alder regarding a possible text amendment that could revise the setback in a limited area (indicated as “c” in the figure to the right).



Prior to proceeding with a formal amendment, staff have recommended that the development plans be reviewed by the Commission to provide feedback. This block, between North Ingersoll and Few Streets is one of the few UDD8 blocks that has an east/west street, Curtis Court, running through the center. UDD 8 Block 5b currently requires a 15 foot setback on east/west streets. The potential UDD 8 amendment would create block 5c that allow a flexible setback between 5-20 feet on this lot of Curtis Court. Staff recommends that the UDC review the project against the requirements and guidelines of UDD 8 and the Core Development Principles of the [East Washington Avenue Capitol Gateway Corridor Plan](#). In addition to the setbacks and building placement, staff request the Commission provide feedback on the building design and site design including driveway orientation as they relate to the UDD requirements and guidelines.