



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 636 W. Washington Street

Application Type: New Mixed-Use development within a UMX District - Informational Presentation

Legistar File ID # [57114](#)

Prepared By: Janine Glaeser, UDC Secretary

Background Information

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

Project Description: The applicant is requesting an Informational Presentation 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 History/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 development team is planning to submit a Land Use and UDC application this fall.

Approval Standards: The Urban Design Commission is an approving body for this project. This site is located in

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) 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 September 4, 2019 Informational Presentation and discuss if the revised proposal is in keeping with the intent of the UDC recommendations.

September 4th report attached and key discussion items below.

- Discussion regarding the varying styles for building front and back
- References to massing and orientation of the previous Washington Hotel
- Discussion regarding balcony styles and location
- Discussion regarding entry locations, orientation, and detailing
- Request for more detail of fifth floor outdoor area