



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 810-814 W. Olin Avenue
Application Type: New Development in UDD #7 – Initial/Final Approval Requested
Legistar File ID # [54161](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Jackson Fonder, Catholic Charities, Inc., Diocese of Madison, 702 S. High Point Road, Ste. 201, Madison, WI 53719

Project Description: The project proposes to demolish an existing structure and construct a new 12,536 s.f. two story residential building with 20-bed licensed residential and outpatient treatment facility, located in Urban Design District No.7. This development will also require a Conditional Use for demolition and conditional use approvals that will be considered by Plan Commission.

Project Schedule:

- The project is scheduled for Plan Commission review on **Jan. 28, 2019**

Approval Standards:

The UDC is an approving body on this request. The district map shows a small portion of the development site, a western edge of 814 West Olin Avenue, is within the boundaries of Urban Design District 7 (“UDD 7”). The District includes all properties having any frontage on South Park Street between Beltline and Regent street and also includes properties which, due to their size and/or location, are likely to have a significant visual impact on the Park Street Corridor should they be redeveloped. The development requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(14).

Summary of Design Considerations and Recommendations

As with any proposal in a UDD, the UDC shall find the development meets the district requirements and conforms as much as possible to the guidelines. Staff notes that this request is before the UDC as a very small portion of the site is within the mapped boundary of UDD 7. The existing and proposed buildings front and are oriented towards Olin Avenue. Unlike the Park Street-fronting properties, the subject site has residential zoning (Traditional Residential – Consistent 4 District).

In reviewing this request, staff believe consideration should be given to the UDD 7 statement of purpose that states that the purpose of this district is to “Improve the appearance and function of Park Street.” The UDD standards include other properties that may have a “significant visual impact on the Park Street Corridor.” As the property is a residentially-zoned property that abuts but doesn’t front Park Street, staff believes that many of the guidelines that were intended to apply to Park Street development would not apply or be difficult to apply to this request.

