



Agenda Item #: 6

Project Title: 3841 E Washington Avenue - Renovation of a Former Hotel Building to Residential Located in Urban Design District (UDD) No. 5. 3rd Ald. Dist.

Legistar File ID #: [71120](#)

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Christian Harper, Shane Bernau, Juliana Bennett and Amanda Arnold

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of November 30, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of renovation of a former hotel to residential located at 3841 E. Washington Avenue in Urban Design District No. 5. Registered and speaking in support were Morgan Van Riper-Rose, Shaun Elwood and Patrick Altendorf. Registered in support and available to answer questions was Dan Alaback.

A review of updates include wood mulch in the planting beds, a new interior courtyard renderings reflecting new landscaping, and an updated photometric plan for all the new lighting on-site. In response to various architectural comments, all the dark accent colors have been removed and replaced with a more neutral palette that downplays the downspouts, gutters and gabled roofs. The wall packs are the same color as the wall behind them. The existing windows are in good working condition, the windows above the front entrance are being reconfigured because they are removing the porte cochere. They do not have the construction budget to replace all sliding unit windows, but will explore windows above the front entry to match the existing windows. In address of comments regarding the pedestrian connection to E. Washington Avenue, access from the right-of-way would be from the northeast corner to the south, crossing the existing drive to the south and west to the building. This is also going to be protected with parking bumpers that extend on the east side of the site. Regarding the previous discussion about extending the sidewalk northerly between the two lots, they need to provide flexibility to develop those front two lots and it was determined to be safer to extend the pathway to the east.

The Commission discussed the following:

- Where the walk does a switchback, there's several feet of grade change there. I would suggest that there also be as set of stairs to allow someone to travel a straight line towards E Washington Avenue. The disabled access will still be provided, but would be nice to offer a short set of stairs to continue in a straight line.
 - That's something we can look at and certainly provide.
- I would prefer the divided light look, it brings some unity and more residential character to the main entrance. Appreciate you painting the building an agreeable gray.
- Vinca minor was an old standby but is now considered invasive in Wisconsin. Other options include any Lamium, Pachysandra, Japanese Spurge. The Blackeyed Susans are listed in a weird way with two types morphed into one. Rudbeckia Goldsturm should be used instead of Rudbeckia Hirta, if you want something that will do well and spread and thrive. You used a lot of boxwoods as an evergreen edging plant along the walkways, I would say those are not happy with lots of heavy salt use, so word to the wise for maintenance, it's worth investing in a

higher grade ice melting salt than the standard rock salt to keep them alive. Otherwise the improvements look very well done, looking forward to the transformation.

Action

On a motion by Braun-Oddo, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL** with the following conditions:

- Adding stairs by the ramp to allow someone to travel a straight line towards E Washington Avenue,
- Changing the muntins on the windows in the option revision,
- changing out some of the plant species outlined above, and
- Switching out the evergreen shrubs or paying attention to salt usage.

The motion was passed on a unanimous vote of (5-0).