



Department of Planning & Community & Economic Development

Planning Division

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TO: Urban Design Commission
FROM: Chris Wells, Planner
DATE: December 20, 2017
SUBJECT: ID 45913 – 5402 Congress Avenue & 3325 Ambassador Drive – Initial/Final Approval request to add a 3-story, 36-unit multi-family apartment building at 5402 Congress Avenue and an 8-stall garage/storage building at 3325 Ambassador Drive.

Both properties 5402 Congress Avenue & 3325 Ambassador Drive are zoned PD (Planned Development District), are located with The Madison I Specific Implementation Plan (SIP); and are located in the 17th Aldermanic District. This project has been before the UDC on 2/8/17 for informational presentation and will be going to the Plan Commission on 1/8/18.

Approval Standards:

Refer to PD Zoning Statement of Purpose and Standards: 28.098(2) Approval Standards for Project

Summary of Design Considerations for the UDC:

- Input from the Commission regarding the handling of the materials transitions on all four façades, particularly in respect to how the easterly façade (i.e. the building's primary façade since it contains the main entrance) relates to its westerly façade, given that it will be 10 feet taller and have substantial visibility due to its location at the top of the hill with great exposure to the commercial development along High Crossing Boulevard below.
 - Input from the Commission regarding the use of brick on the easterly façade to create a base, which feels quite inconsistent. However, on the westerly façade, the brick dominates and makes it feel quite heavy. What is the right relationship between these two facades and their materials?
- Input from the Commission on the location and visual impact of the three large retaining walls, primarily the one which runs along the southerly façade before angling down towards the Promontory Place cul-de-sac. The applicant is proposing to regrade a substantial amount of the rear yard to only have to handle 10 feet of grade difference across the building.