



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 2340 Winnebago Street and 2305-2311 E. Washington Ave.

**Application Type:** PD(GDP-SIP) New Mixed Use Development – Initial/Final Approval Requested

**Legistar File ID #** [56728](#)

**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Kevin Burrow, Knothe & Bruce Architects, and Megan Shuetz, Movin Out, Madison, WI.

**Project Description:** The applicant is seeking approval of a Major Alteration to a previously approved Planned Development to amend the Union Corners General Development and Specific Implementation Plans. This proposal is adding two additional properties, and changing the previously proposed development to a four-story mixed-use project that includes 38 residential units and a 21,000 s.f. childcare center on the first floor. This development has also applied for City Affordable Housing funds.

### Project Schedule:

- The UDC received an informational presentation on July 31, 2019.
- The Plan Commission is scheduled to review this proposal on October 14, 2019.
- The Common Council is scheduled to review this proposal on November 5, 2019.

### Approval Standards:

The UDC is an advisory body on this request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval. (**PD Standards for Approval attached.**)

## Summary of Design Considerations and Recommendations

Staff recommends that the Commission review and comment based on the PD Standards (attached) and recommendations outlined in the meeting report from the July 31<sup>st</sup> Informational Presentation (attached).

July 31, 2019 UDC comments:

- Study building corner massing & form, including open vs closed upper level balconies
- Study locations and proportions of red accent color – it needs to be well thought through
- Consider alternate porch designs for the residential entries:
  - “The entries could look more porch-like, a place for people to sit.”
  - “The stairs leading to entries don’t look residential at all.”
  - “Is there any way to give the porches some more privacy, maybe bring the brick around as defining part of the porch, like a low wall instead of the guardrail.”

The UDC may want to provide specific comments on whether the revised residential entries on E. Washington Ave. reflect the intent of the conditions and appropriate for the East Washington corridor.