

PLANNING DIVISION STAFF REPORT

June 12, 2019

PREPARED FOR THE URBAN DESIGN COMMISSION



Project Address: 1314, 1318, 1326 E. Washington Avenue
Application Type: New Development in UDD #8 – Final Approval is Requested
Legistar File ID # [52084](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Mark Smith; Gorman & Company, LLC, 200 N. Main Street, Oregon, WI 53575

Project Description: The applicant proposes to construct a six-story mixed-use building with 5,000 square feet of commercial space and 59 apartments in Urban Design District No. 8.

Project Schedule:

- The UDC granted Initial Approval on October 24, 2018.
- The project was approved by Plan Commission on November 5, 2018 & Common Council on November 20.

Approval Standards:

The UDC is an approving body on this request. The site is located in Urban Design District 8 ("UDD 8"), block 7D, which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(15).

Summary of Design Considerations and Recommendations

Staff recommends that UDC review and comment based on the specific Guidelines and Standards of UDD 8 and refer to the report from the October 24, 2018 meeting as well as Plan Commission approval conditions placed at the November 5, 2019 meeting. **Note, the applicant speaks to these items in their cover letter and the exterior building design has changed significantly. Please review to earlier elevations on back of sheet.**

The following items were previously raised by the Urban Design Commission at their October 24, 2018 meeting:

- Concerns related to the composition of the blank walls on the eastern and western facades. Potential location for artwork or mural.
- Recommend more symmetry on main façade corners.
- Concerns regarding the playground sight lines from building and fencing details.
- Request for more detail on proposed storm water solutions (i.e. chambers under parking).

The following are approval conditions placed by Plan Commission at the November 5, 2018 meeting:

- Provide additional articulation with details on east and west elevations - to be approved by UDC.
- No HVAC "wall-pack" penetrations/louvers to be shown on the street-facing facades.
- Work with Urban Design Commission on the details and programming of the rear play area .
- Provide solid eight foot wall or fence between the nursery school and around the play area and along the property line between the play area and East Washington Avenue.

October 24, 2018 UDC Application Elevation Views

