

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** July 28, 2021

**TITLE:** 1954 E. Washington Avenue (submitted as 22 N. Second Street) - Alterations and New Construction at an Existing Residential Building Complex. 12th Ald. Dist. (66238)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Kevin Firchow, Secretary

**ADOPTED:**

**POF:**

**DATED:** July 28, 2021

**ID NUMBER:**

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Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Tom DeChant, Christian Harper, Craig Weisensel, Jessica Klehr, Shane Bernau, Christian Albouras and Russell Knudson.

**SUMMARY:**

At its meeting of July 28, 2021, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for alterations and new construction at an existing Residential Building Complex located at 1954 E. Washington Avenue. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions were Lorrie Keating-Heinemann and Abigail Ela Wallhaus, both representing Madison Development Corporation.

Burow presented plans for the next phase of development at The Avenue owned by Madison Development Corporation where currently there is an existing parking lot and 2-story office building. Options in Community Living will be relocating later this year, the building will be demolished as it has outlived its usefulness. They have completed construction on the Graaskamp building on the opposite end of the site. Proposed is a two to three-story apartment building with access from the north with a 1:1 parking ratio, in a mix of studios, one-bedroom and two-bedroom apartments. The building steps back on the third floor with larger outdoor patios on. The design is very much in context with the recently completed Graaskamp building and ties into the original buildings on this property. They have set the building back 13-feet on Mifflin Street and 18-feet on Second Street for as much greenery as possible. Each first floor unit will have direct entries with porches.

The Commission discussed the following:

- I thought there was some amount of master planning for this site.
  - We had looked at various options in the past. When the Graaskamp building was reviewed and approved the Zoning Code was different such that we were maxing out the density so this site was no longer going to be an option. But the recent rewrite of the Zoning Code has opened up this opportunity for additional housing, and given that the office building has to come down we're trying to use the space efficiently.
- Very nice looking project. Is there any attempt or possibility to integrate the parking of the various buildings that are part of this master plan?

- No they're not connected. There's a bit of topography such that Mifflin is lower than the elevation on E. Washington. The connections would have to be via the streets.
- We did get a public comment about the density of the area and concerns there so I'm trying to think ahead about solutions to maybe move the traffic off of Mifflin somehow, trying to really get the most efficiency of parking as we can of the various buildings that have a relationship here.
  - The building that sits there now has a much higher traffic demand with all the employees. Housing here at this corner will reduce the amount of traffic coming and going.
- I appreciate the continuity of the design vocabulary, this is a really coherent campus.
- With the exception of I was hoping that there was a little bit more shift of scale on the Mifflin facing building. It has a large punched opening, large wide stairways going up and the overhangs, the scale feels commercial to be facing Mifflin.
  - We are trying to stay within the vernacular of the Graaskamp building but we could look at reducing the scale to be more in scale with the single-family residential across the street.
- Even the style of the handrails, that's very commercial.
- Those balcony overhangs with the tension rods might be supported with some columns that would be more in keeping with a front porch.
- I believe we had similar comments on this previously, a lot of thought in the site design and park. We talked about a softer residential feel, some of those suggestions of not making any radical changes, small soft changes you could do to bring that scale down. Overall great site design and capping off this campus, very nice.
- Curious about the driveway to parking being directly across from a three-way intersection. Have you gotten any feedback on that already?
  - Yes, we can do a stop sign at the intersection of Second Street towards Mifflin to have it be more of a controlled intersection than what it currently is.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.