



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1109 S. Park Street
Application Type: New Mixed-Use Development in UDD No. 7
Initial/Final Approval is Requested
Legistar File ID # [58979](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: David Diamond, Madison Regional Development Corporation, LLC/Kevin Burow, Knothe & Bruce Architects, LLC

Project Description: The applicant is seeking final approval for the construction of a 3-story mixed-use building containing 44 total dwelling units, 60 vehicle parking stalls (below grade and surface), and 2,600 square feet of commercial space.

Project Schedule:

- The UDC received an Informational Presentation on January 29, 2020
- The Plan Commission is scheduled to review this project at their May 11, 2020 meeting

Approval Standards:

The UDC is an **approving body** on this request. The site is located in Urban Design District 7 (“UDD 7”), 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(14).

Summary of Design Considerations and Recommendations

Staff recommends the UDC review the project against the requirements and guidelines UDD 7, and refer to the discussion on January 29 which included the following comments from Commissioners:

- The architecture is well done. It’s a tight site, can you talk about stormwater?
- There are a lot of materials. On the northeast elevation there are multiple foundation stones.
- It seems like a lot of materials, borderline too many and overdone. They’re all being used in little spaces. Is there that significant a gesture that it warrants that? It could start to get messy.