



**Agenda Item #:** 3

**Project Title:** 3222, 3230, 3238 E Washington Avenue + 3229 Ridgeway Avenue - New Multi-Family Residential Building in Urban Design District (UDD) 5. (District 12)

**Legistar File ID #:** 86815

**Members Present:** Shane Bernau, Chair; Rafeeq Asad, David McLean, Jessica Klehr, Davy Mayer

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Summary

At its meeting of October 8, 2025, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new multi-family residential building located at 3222, 3230, 3238 E Washington Avenue + 3229 Ridgeway Avenue. Registered and speaking in support was Matthew Tills. Registered in support and available to answer questions were Chris Dawson, Kevin Burow, and Travis Fauchald. Registered in support but not wishing to speak was Nicholas Davies.

### Summary of Commission Discussion and Questions:

The Commission noted that overall the building works well, but questioned why the Ridgeway side of the building is being treated differently than the others related to the entry details, canopies and accent panels; it seems inconsistent. The applicant noted that they would be happy to add the canopies on Ridgeway.

The Commission asked for clarification on the material palette, as the beige material appears white in the renderings, but beige in the materials board. The applicant agreed it was a rendering issue, noting it is not that beige.

The Commission questioned the courtyard recesses, one with red panel and one without. The applicant noted they are keeping the entry motif the same for the primary residences.

The Commission commented on the west elevation having two locations where the horizontal siding overlaps with the masonry. The applicant noted there are quite a few materials that are coming together, an effort was made to be economical with the materials. The Commission asked for simplification, and more consistency with the other elevations.

The Commission talked about landscaping on the west elevation, and asked how much space there is between the easement and the building and that a pop of landscape height, a narrow ornamental or deciduous tree line should be considered along the west elevation. The applicant responded it is just over 15-feet. The Commission noted that the returns on the building should be anchored with plant material. The applicant noted the need to maintain access for MG&E, there will be underground utilities there at not a very deep depth. The Commission stated it would be worth pursuing.

The Commission inquired about the proposed fencing material. The applicant confirmed that the proposed fence will be vinyl due to maintenance. The Commission noted it would be good to defer to the neighbors on the fence materiality, and that consideration should also be given to using a more sustainable material.

The Commission inquired as to the material of the scalloped shaped planters on the east elevation. The application note that those will be a manufactured cementitious stone. The Commission loved the form and design, noting it would be nice to tie those to the materiality and color of the building.

The Commission clarified that wallpacks are not facing the streets, they are on elevations that are perpendicular to the streets, and all louvers will be painted to match adjacent siding.

The Commission asked about the west elevation, the left and right bays with darker stone. The applicant replied this was to break away from the typical “layer cake” of continual bands.

The Commission commented that the tree on the northeast corner of the building would be better placed down in front of the blank wall near the corner of Ridgeway and Carpenter. The roof terrace looks really nice, the amount of the green roof and amenity space is really nice. The site plan is very efficient and well done.

## Action

On a motion by Klehr, seconded by Mayer, the Urban Design Commission **GRANTED FINAL APPROVAL**, with the following conditions:

- The elevations shall be revised to treat all entrances the same to show consistent orange accent panels and canopies over all entries.
- The west elevation shall be revised to reflect a consistent masonry datum line similar to the rest of the building and limiting the overlap of horizontal lap siding into the masonry.
- The landscape plan shall be revised to include a vertical ornamental or deciduous trees (slender silhouette sweetgum) or upright shrubs along the west elevation as permitted by City Engineering and MG&E utility.
- The retaining walls shall be revised to reflect a material that is consistent with the building material (at least color match so that it coordinates with something on the building material palette).
- The landscape plan shall be revised to shift the tree located at the corner of Ridgeway and Carpenter to be more in line with the blank wall.

The motion was passed on a unanimous vote of (4-0).