



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1954 East Washington
Application Type: Residential Building Complex – Initial/Final Approval Requested
Legistar File ID # [52598](#)
Prepared By: Janine Glaeser, UDC Secretary

Supplemental Information: Key Planning/Zoning Points

Adopted Land Use Plan Recommendations:

The [Comprehensive Plan \(2018\)](#) recommends Low-Medium Residential (LMR), which is classified as one to three floors and between seven and 30 dwelling units per acre (du/ac). The Plan has a note under this classification that large multifamily buildings are permitted in select conditions at up to 70 du/ac and four stories, generally along arterial streets. The [Emerson East - Eken Park - Yahara Neighborhood Plan \(2016\)](#) includes the [Generalized Future Land Use Map](#) from the 2006 Comprehensive Plan as an Appendix, but makes no plan specific land use recommendations for the subject site.

Zoning Summary: The subject property currently zoned Traditional Residential – Varied 2 (TR-V2), but as proposed the site will be rezoned to Traditional Residential – Urban 2 (TR-U1). The existing zoning allows for approximately 56 du/ac for the site, with buildings up to three stories. The table below depicts the TR-U1 Zoning District. Zoning Staff reviewed this proposal and found that it met the TR-U1 Zoning requirements and added the following condition of approval:

Work with Planning, Zoning and Urban Design staff to provide an appropriate transition area between proposed Building A and the adjacent property at 1944 E Washington Avenue. Per the supplemental regulations for a residential building complex, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

Requirements	Required	Proposed
Lot Area (sq. ft.)	1,000 sq. ft./d.u. +300 sq. ft. per bedroom >2 (78,100 sq. ft.)	111,540 sq. ft.
Lot Width	50'	338'
Front Yard Setback	15' or average	16.5'
Max. Front Yard Setback	30' or up to 20% greater than block average	16.5'
Side Yard Setback	10'	10.5' west 40.8' east
Reverse Corner Side Yard Setback	12'	N/A
Rear Yard Setback	Lesser of 25% lot depth or 25'	11.1' Sec. 28.151 Residential Building Complex
Usable Open Space	320 sq. ft. per d.u. (24,320 sq. ft.)	Adequate
Maximum Lot Coverage	75%	52%
Maximum Building Height	5 stories/65'	4 stories

Site Design	Required	Proposed
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (40 existing units + 36 proposed units = 76 total)	38 surface 12 townhome garages 23 underground (73 total)
Accessible Stalls	Yes	Yes
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (37) 1 guest space per 10 units (4) (41 total)	7 surface 6 townhome garages 30 underground (43 total)
Landscaping and Screening	Yes	Yes
Lighting	Yes	Yes
Building Forms	Yes	Large multi-family building, single-family attached building, townhouse, rowhouse

The adopted plans call for residential uses on the subject site. As proposed, the residential density for the entire 2.56-acre residential building complex, including the existing buildings and both phases of development, is approximately 30 du/ac.

Currently, the site has 40 dwelling units, with the overall density at approximately 16 du/ac. As proposed, the new apartment building and townhome units will add 36 new units on the site, increasing the density up to 30 du/ac. This proposal is consistent with the LMR recommendations. While, LMR calls for building heights up to three stories, the Planning Division believes that this site has the proper conditions for a four-story large multi-family building. East Washington Avenue is classified as a Primary Arterial Street.

Given that the [Comprehensive Plan \(2018\)](#) recommends Low Medium Density Residential (LMR) of up to 30 du/ac between one and three stories, and up to 70 du/ac and four stories on arterial streets, staff believes that the proposed rezoning from TR-V2 to TR-U1 is generally consistent with the plan recommendations.