

PLANNING DIVISION STAFF REPORT

January 16, 2019



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 316 W. Washington Avenue
Application Type: Alteration to a previously approved development in UMX District – Final Approval Requested
Legistar File ID # [54134](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Matthew Tills, Morrison Tills Studio, 841 W. Lakeside St., Ste A, Madison, WI 53715

Project Description: The applicant proposes an alteration to a previously approved development that includes construction of a new free-standing outdoor seating / shade structure and updated site/landscaping plan in UMX District. 4th Ald. Dist. The alteration also includes the removal of (4) trees and proposes new landscaping for existing beds and new planters.

Project Schedule:

- This item requires Urban Design Commission Design Review. Subject to UDC approval, this item is anticipated to be reviewed as an administrative-level minor alteration request.

Approval Standards:

In the Urban Mixed Use (UMX) Zoning District, Design Review is required for new construction, additions, or exterior changes. While minor alterations may be approved by the Director of Planning, Community, and Economic Development, MGO Sect 28.076(4) states that alterations not approved as a minor alteration “shall be approved by the Urban Design Commission based on the design standards in Sec.28.071(3), if applicable, and the Downtown Urban Design Guidelines.” As this was not approved as a staff-level alteration, the UDC is now an approving body on this request.

Summary of Design Considerations and Recommendations

While the Secretary does not have specific concerns on the design, due to the scope of the proposed changes, the design review component is before the Urban Design Commission. This item should be reviewed against the Design Standards of Sec 28.071(3) MGO and the adopted Downtown Design Guidelines. Staff request that findings be made in relationship to these items, including the guidelines related to landscaping and lighting.