



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

Background Information

Applicant | Contact: Kevin Burrow, Knothe & Bruce architects, 7601 University Ave, Middleton, WI 53562

Project Description:

This is an update and a resubmittal of our original proposal. Significant modifications are proposed compared to the previous version that was before the UDC. The new project proposes to demolish an eight unit apartment building and construct one new multi-family apartment building consisting of 44 units along with 36 parking stalls in the basement parking garage. This will be located on the southwest portion of the property that currently has a parking lot, two small garden shed structures, and an 8-Unit apartment building.

Project Schedule:

- The **UDC** referred the project on **December 5, 2018**.
- The project is scheduled for **Plan Commission** review on **March 11, 2019**
- The project is schedule for **Common Council** Review on **March 19, 2019**

Approval Standards:

The Urban Design Commission is an advisory body on this request. The site qualifies as a Residential Building Complex Project which requires UDC review under section 33.24(4)(c). "The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes."

The project requires a conditional use approval and is also subject to the conditional use standards of 28.183(6) which includes the following:

Conditional Use Standard #9: "When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation."

The project is also requesting a rezoning from TR-V2 (Traditional Residential – Varied District 2) to TR-U1 (Traditional Residential – Urban District 1). The newly adopted Comprehensive Plan for the Low-Medium Residential (LMR) area allows up to 30 dwelling units/acre – 76 units in this instance. With the applicant requesting rezone to TR-U1, this allows greater density and 5-story building.

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Summary of Design Considerations and Recommendations

Staff recommends that the Commission review and comment based on the specific Guidelines and Standards of Conditional Use #9, considerations for a Residential Building Complexes, and refer to the report from the Dec. 5, 2019 UDC meeting.

The following are UDC comments from the Dec. 5th meeting:

- For reference: The previous concept had the proposed 30 Unit building located 16.5' back from E Washington Avenue and 10.6' back from the adjacent property to the west. It also had a new 6 Unit townhome-style building on Mifflin Street with a 16.5' front yard setback and a 40.8' side yard setback from Second Street and 2 car garages.
- Provide more information and detail on parking analysis
- Preserve open space and provide more detail on landscape design
- Study exterior building materials & roof form and relationships to both existing buildings on site
- Consider building scale and relationship to adjacent houses and human scale