



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 1314, 1318, 1326 E. Washington Avenue  
**Application Type:** New Development in UDD #8 – Final Approval is Requested  
**Legistar File ID #** [52084](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Mark Smith; Gorman & Company, LLC, 200 N. Main Street, Oregon, WI 53575

**Project Description:** The applicant proposes to construct a six-story mixed-use building with 5,000 square feet of commercial space and 59 apartments in Urban Design District No. 8.

### Project Schedule:

- The UDC granted Initial Approval on October 24, 2018.
- The project was approved by Plan Commission on November 5, 2018 & Common Council on November 20.

### Approval Standards:

The UDC is an approving body on this request. The site is located in Urban Design District 8 (“UDD 8”), block 7D, 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(15).

## Summary of Design Considerations and Recommendations

Staff recommends that UDC review and comment based on the specific Guidelines and Standards of UDD 8 and refer to the report from the October 24, 2018 meeting as well as Plan Commission approval conditions placed at the November 5, 2019 meeting. **Note, the applicant speaks to these items in their cover letter and the exterior building design has changed significantly. Please review to earlier elevations on back of sheet.**

The following items were previously raised by the Urban Design Commission at their October 24, 2018 meeting:

- Concerns related to the composition of the blank walls on the eastern and western facades. Potential location for artwork or mural.
- Recommend more symmetry on main façade corners.
- Concerns regarding the playground sight lines from building and fencing details.
- Request for more detail on proposed storm water solutions (i.e. chambers under parking).

The following are approval conditions placed by Plan Commission at the November 5, 2018 meeting:

- Provide additional articulation with details on east and west elevations - to be approved by UDC.
- No HVAC “wall-pack” penetrations/louvers to be shown on the street-facing facades.
- Work with Urban Design Commission on the details and programming of the rear play area .
- Provide solid eight foot wall or fence between the nursery school and around the play area and along the property line between the play area and East Washington Avenue.

# October 24, 2018 UDC Application Elevation Views

