



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 and **Referred** the project on June 12, 2019
- 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 June 12, 2019 meeting.

The following items were previously raised by the Urban Design Commission at their June 12, 2019 meeting:

- Provide elevation drawing views of all courtyard facades
- Provide more detail on materials and their transitions, including projecting element soffits (The Commissioners wanted to better understand the metal panel gauge and installation methods)
- Consider simplifying the material palette
- Provide more information on roof plan, including any landscaped areas and rooftop mounted mechanical equipment