



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 828 E Main Street
Application Type: Initial/Final Approval in Urban Design District No. 8
Legistar File ID # [56352](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Matthew Tills with MoTiS, LLC, 841 W. Lakeside St. Ste A, Madison, WI

Project Description: The applicant proposes a renovation of the existing Trachte buildings into use as a new private event venue focused on weddings and similar events. Once home to KleenAire HVAC wholesalers (vacant for the last 8 years), the plan is to transform the building into a private event venue.

Project History/Schedule:

- The Plan Commission is scheduled to review the conditional use application on August 12, 2019.

Approval Standards:

The UDC is an approving body on the development request. The development site is within UDD 8 - block 12b, which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(15).

Summary of Design Considerations

In applying the standards, the code states that the Urban Design Commission shall apply the UDD #8 district requirements and guidelines as may be appropriate in order to implement the Core Development Principles of the [East Washington Avenue Capitol Gateway Corridor Plan](#). In order to approve, ordinance requires that the development is found to meet the requirements and conform as much as possible to the guidelines.

UDD #8 Height and Setback Considerations.

Main Street: The standards encourage taller developments along Main Street (Block 12b) where there is a street façade minimum three stories; however, the district also encourages preservation and restoration of older commercial structures that have historic value and interest. The district encourages well-designed landscaped outdoor spaces and fencing that complements the character of the building. In addition, landscape islands and open spaces, where practical, could be used for stormwater infiltration.



Conclusion and Recommendations

Staff recommends the UDC review the project against the requirements and guidelines of UDD 8 and the Core Development Principles of the [East Washington Avenue Capitol Gateway Corridor Plan](#).