



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 622 & 624 (formerly 636) W. Washington Avenue
Application Type: New Mixed-Use Development in UMX District – Final Approval is requested
Legistar File ID # [57114](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Kirk Keller, Plunkett Raysich Architects, Madison, WI

Project Description: The applicant is requesting Final Approval for a new five story mixed-use building with lower level parking, first level retail/commercial space and residential apartment/lobby spaces, and a total of 52 residential apartment units.

Project Schedule:

- The **UDC** granted Initial Approval on **November 20, 2019**.
- The **Plan Commission** granted approval of the conditional use on **December 9, 2019**, conditioned upon meeting the UDC-recommended conditions, noted below

Approval Standards: The subject site is zoned **UMX (Urban Mixed Use District)**. Per MGO Section 28.076(4)(c), All new buildings and additions greater than 20,000 square feet or that have more than four stories in UMX zoning shall obtain conditional use approval from the Plan Commission following review by the Urban Design Commission for conformity to the design standards in Section 28.071(3) General Provisions for Downtown and Urban Districts of the Zoning Code and the [Downtown Urban Design Guidelines](#) and report its findings to the Plan Commission.

Summary of Design Considerations and Recommendations

Staff recommends that the UDC reference the conditions from the November 20, 2019 Initial Approval Recommendation and discuss if the modifications can be found to meet 28.071(3) General Provisions for Downtown and Urban Districts – Design Standards and the [Downtown Urban Design Guidelines](#).

November, 20, 2019 UDC Comments (report attached):

- Landscaping conditions:
 - Replace the annual areas shown on Plan North and Plan East with perennial plantings per the recommended list below:
 - Smaller ornamental grasses;
 - Colored small Dogwoods (Arctic Fire);
 - Smaller Hydrangeas (Little Lamb/Little Lion).
 - Add additional Diervilla on the far west side, it's not the greatest plant to have singles.
 - Assure container plantings on the roof terrace.
- Expand the patio hardscape at entry areas on West Washington Avenue.
- Look at the window alignments on the front and backside of the building.
- Further study the material types and placements. Concerns regarding too much siding and too dark on the backside of the building.
- For the next meeting, bring more renderings of the sides of the building and show material details.
- Confirm the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area.