



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 3040 & 3046 Commercial Avenue
Application Type: New Residential Building Complex - Informational Presentation
Legistar File ID # [58983](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Paul Cuta, CaS4 Architecture, Madison, WI

Project Description: The applicant will give an informational presentation for modifications and development of four new 8-unit apartment buildings, a new out-building for bicycle storage and small common fitness room, new private drive-thru to the site, surface parking and relocated existing building/garage on-site at 3040/3046 Commercial Avenue, and maintenance of the two existing 16-unit buildings at 709 McCormick Street while replacing the existing single-family residence with a new 4-unit apartment building.

Project Schedule:

- The applicant is planning to submit a land use application early 2020.

Approval Standards:

The UDC is an **advisory body** on this request. Section 28.151 of the Zoning Code requires that Residential Building Complexes be reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c). Section 33.24(4)(c), Residential Building Complexes, states: "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. It shall report its findings and recommendations to the City Plan Commission."

Summary of Design Considerations and Recommendations

The Planning Division staff requests that the UDC provide comment on the recommendations on the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. Planning Staff also request that the Commission provide feedback on how the proposed development fits within the context of the neighborhood.

The comprehensive plan recommends low residential which generally includes 1-2 story buildings with a density of u to 15 du/ac. While predominately a single and two family designation, smaller two, three, and four unit apartment buildings may be compatible with this recommendation. Sites like this, which abut to arterial streets are acknowledge to potentially have densities up to 30 du/ac. When similar building types are present, staff have requested that the applicant give consideration to the commercial avenue orientation of the buildings.