



Project Address: 922-930 North Fair Oaks Avenue and 3357-3375 East Washington Avenue (District 12 – Alder Matthews)

Application Type: Zoning Map Amendment, Conditional Use

Legistar File ID # [88777](#) & [89078](#)

Prepared By: Colin Punt, AICP, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

This addendum discusses action by the Urban Design Commission as it pertains to this proposal. As the site is within Urban Design District 5, UDC is an approving body for this request. At its August 13, 2025 meeting, the Urban Design Commission granted initial approval to the proposal, with several comments and conditions found in the original Plan Commission staff report. The applicant requested a referral to the October 20 Plan Commission meeting in order to revise plans to obtain final approval from UDC. At its October 8, 2025 meeting, the Urban Design Commission granted final approval to the proposal, with the recommended conditions listed below, to be approved administratively by the Secretary of the Urban Design Commission prior to final site plan approval and issuance of building permits. Please see Legislative [ID 87242](#) for more information about the UDC review and action.

Staff recommends no change to the overall recommendation to approve the conditional use and to forward the rezoning to Common Council with a recommendation to **approve**, but provides for the Plan Commission's information the following condition of approval from the UDC. As UDC is an approving body for this proposal in UDD 5, these conditions cannot be altered by the Plan Commission.

- The elevations shall be revised where there are entry canopies to bring the recessed accent panels down to the canopies to remove the precast sills/caps that don't align with other masonry datum lines.
- The townhome elevations shall be revised to reduce the overlap of the fiber cement panel with the masonry to be consistent on all four sides.
- The retaining walls shall be revised to reflect a material that is consistent with the building's brick veneer material.