



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 121 N. Butler Street
Application Type: Plan Commission Referral for UDC Comment and Recommendation
Legistar File ID # [51768](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: James McFadden; McFadden & Company; 380 W. Washington Avenue, Madison, WI 53703

Project Description: The applicant proposes to demolish a two-family residence and a four-unit apartment building to construct four-story, 31-unit apartment building. Unlike previous requests for the subject site, this development is now proposed as a single-building on a single property. As such, the Zoning Code did not require an advisory recommendation prior to initial Plan Commission consideration, though as referenced below, the Plan Commission can refer this item to UDC for review and comment.

With the current proposal, the building has been reduced in depth by 25 feet and is no longer cross-connected with other properties with multiple buildings. Those modifications have addressed two concerns previously raised by staff on earlier versions.

Project History: *(This History relates to a prior version of and not the current proposal)*

- The UDC received an Informational Presentation on **February 24, 2016**
- The UDC referred consideration on **December 14, 2016**
- In their advisory recommendation, the UDC recommended Denial (on a 5-4 vote) on **March 22, 2017**

Project Schedule:

- The Plan Commission is scheduled to again review this project on **November 5, 2018**, with UDC feedback.

Approval Standards:

The Plan Commission referred this to the UDC for comment and recommendation, as allowed by **28.183(6)(9) MGO** In order to approve a conditional use, the Plan Commission must find the following design-related standard met:

28.183(6)(9) MGO: "When applying the above standards to any new construction of a building or an addition to an existing building, the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation."

Summary of Design Considerations and Recommendations

This item was referred to the UDC for comment and recommendation by the Plan Commission. *Feedback should be based on the provided materials and staff note that City ordinance does not allow the UDC to refer this request to a future UDC meeting.* Staff also advise that the comments and recommendations from the UDC should be provided as a motion of the body.

In their comments and recommendation, staff requests that the UDC provide feedback on the following items that were discussed by the Plan Commission or raised in the staff report, in addition to other comments of the UDC:

- Provide feedback regarding the building's base and relationship to street, which has been revised since the Plan Commission presentation.
- Provide feedback regarding the overall composition, including the building's base, middle, and top. This should also include feedback regarding the articulation of the building rear and side facades.
- Provide feedback on the design and pattern of the window openings on the sides of the building.
- Provide feedback regarding size and shape of the roof form, which had been adjusted to increase the pitch, per previous discussions with staff.
- Provide feedback regarding the prominence of front entry and door.