

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 24, 2018

TITLE: REVISED – Consideration of a Demolition Permit and Conditional Use to Allow Demolition of a Two-Family Residence and Four-Unit Apartment Building and Construction of a Four-Story, 31-Unit Apartment Building at 119-125 N. Butler Street. 2nd Ald. Dist. (51768)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: October 24, 2018

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Christian Harper, Cliff Goodhart, Jessica Klehr, Tom DeChant, Craig Weisensel and Amanda Hall.

SUMMARY:

At its meeting of October 24, 2018, the Urban Design Commission **RECOMMENDED APPROVAL** of a new four-story, 31-unit apartment building located at 119-125 N. Butler Street. Registered in support of the project were James McFadden, Cliff Fisher and Reese Fisher. McFadden presented updates to the project design, reviewed existing context and discussed the Plan Commission’s review of the project, noting the building seemed to be sinking into the ground. Similar styles were raised on a plinth and raised above street level. They raised the building about one-foot, and instead of sloping the earth back towards the building, they let the slope follow its natural course along the sidewalk, achieving something that more closely mimics some of the surrounding buildings in the area. The building is now 25-feet shorter in depth and does not go into the lots behind it. A landscape plan was submitted to the Plan Commission for their review, but is not required here. They also updated the front door, added a transom and skylight, increased the roof pitch and raised the roof edge to double in size. The north façade is far more visible than the south façade, which plays into the placement of windows. Building materials are fiber cement hardiplank, smooth, in three different colors.

The Commission discussed the following:

- Are we restricted to the points from the Plan Commission?
- (Firchow) We hope you address those comments but you can raise any additional comments as well.
- What is the depth of the building?
 - 25-feet shorter than previous.
- Where do most people enter, on the south?
 - People will enter on the north side.

ACTION:

On a motion by Braun-Oddo, seconded by DeChant, the Urban Design Commission **RECOMMENDED APPROVAL** to the Plan Commission. The motion was passed on a vote of (7-0). The motion noted that the applicant has addressed the Plan Commission comments.