



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 119 – 125 N Butler Street (District 2 – Ald. Zellers)  
**Application Type:** Demolition and Conditional Use  
**Legistar File ID #** [51768](#)  
**Prepared By:** Sydney Prusak, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

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This proposal came before the Plan Commission on October 1, 2018, and the Commission voted to refer this item to the Urban Design Commission (UDC) based off Conditional Use Standard #9, which states:

*When applying the above standards to any new construction of a building or 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.*

The Plan Commission’s primary design concern raised at that meeting was that the proposed building lacked a defined base and appeared to be sinking into the ground. The Commission also had questions regarding the proposed driveway width, location of the trash enclosure, turning movements within the parking garage, and trash pick-up. Since that meeting, the applicant has worked with the Traffic Engineering Division, Planning Division, and Zoning to address these questions and concerns. The updated materials included in the Plan Commission packet have been reviewed by Traffic Engineering and appear to meet all the requirements in regards to driveway width and potential turning movements within the garage. Furthermore, the Zoning Administrator has confirmed that the new trash enclosure on the rear of the site is permitted, as long as it is screened on all four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six feet and not greater than eight feet (MGO §28.142(9)(a)).

On October 24, 2018, meeting in regular session, the UDC reviewed an updated version of the proposal and voted to recommend approval to the Plan Commission. The design changes included an established raised building base with porch railings and central stairs.

In regards to the trash pick-up comments, per [Legislative File 17693](#), multi-family buildings with more than eight units do not receive trash and recycling pick-up from the City’s Streets Division. Therefore, the property owner and/or manager is responsible for organizing and implementing a refuse and recycling pick-up system.

The Planning Division recommends that the Plan Commission find that the approval standards for Demolition Permits and Conditional Uses are met and **approve** the demolition and conditional use requests to demolish two residential buildings and construct a multi-family dwelling containing more than eight (8) units in the DR-1 Zoning District at 119-125 N Butler Street. These requests are subject to the input at the public hearing and the conditions recommended by the reviewing agencies in the original staff report dated October 1, 2018.