



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 119-121 North Butler & 120-124 North Hancock Streets

Application Type: Informational Presentation

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The following project is before the Urban Design Commission for an informational presentation. A similar project was approved as a Planned Unit Development (PUD) in 2008. That project was never constructed and that approval has expired. Since that approval, the City has adopted its Downtown Plan (2012) and a new Zoning Code (2013). Today the property is zoned DR-1 (Downtown Residential- 1 District) and the applicant anticipates making a conditional use application. Residential building complexes and multi-family dwelling units with greater than eight (8) units require conditional use approval.

While this request appears to likely meet the Zoning Code's bulk requirements, the Planning Division has concerns with aspects of the proposal that are not consistent with the City's adopted plans. The Conditional Use approval standards state that the City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan... Additionally, Conditional Use Standard 9 states, in part:

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.

In summary, the Comprehensive Plan's Land Use chapter includes several general adopted goals, objectives, and policies related to infill development and established neighborhoods. Examples include Policy 4 under Objective 22 that recommends redevelopment scale and density is reasonably compatible with established neighborhood character. Objective 24, Policy 1 recommends that redevelopment incorporate or improves upon existing positive qualities such as building proportion, shape, and pattern of buildings and yards. More specific recommendations are included within the Downtown Plan. (This plan is available online at: http://www.cityofmadison.com/dpced/planning/documents/Downtown_Plan.pdf) This includes Objective 4.11 and supporting recommendations 101-103 which pertain specifically to the subject area. These statements and other recommendations state that redevelopment should reflect the scale and rhythm of surrounding structures, promote larger family-supportive and work-force housing in new developments, and provide ample on-site open space.

The Planning Division requests the UDC provides specific feedback on the following issues:

- **Depth of the structure.** At approximately 128 feet in depth, the proposed building extends deep into the site's rear yard and is not believed consistent with the surrounding development pattern, where most structures are between 50-70 feet in depth placed on individual 132 feet- deep lots. This would be the first through-lot development within the subject block. Further, staff notes the building sides have no modulation for the entire length of the side façades.

- **Width of the structure.** At a width of 60 feet, the home is wider than surrounding structures. Staff does not believe the resulting massing and design reflect the rhythm of surrounding structures.
- **Materials.** The letter of intent and illustrative drawings suggest that the front of the building will be clad in modular-sized brick with upper level horizontal fiber-cement siding. The sides of the building have less masonry and are primarily depicted being clad in horizontal siding. Staff has concerns about the amount of horizontal siding of a building this size and the material transitions along the side of the building, which appear to occur in the same plane.
- **Open Space and Balconies.** The applicant has added individual unit balconies along the building sides, providing an amenity that wasn't present in earlier versions of this concept. However, the Planning Division has concern on the design and desirability of these, which completely project outward from the exterior walls and are not integrated into the long side facades. The Planning Division would recommend that consideration be given to better incorporate these into the façade in concert with ways to add modulation to the long building sides.

Balcony dimensions are not provided, though they appear to be five feet from the property line, at their closest points. City Zoning did not review this informational submittal to verify compliance or open space statistics.