



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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**TO:** Urban Design Commission

**FROM:** Janine Glaeser, UDC Secretary

**DATE:** August 8, 2018

**SUBJECT:** ID 46308 (UDC) – 119, 123 & 125 North Butler and 120 & 124 North Hancock (121 North Butler) - Demolish Two-Family Residence and Four-Unit Apartment Building to Construct a 31-unit Apartment Building in a Residential Building Complex Including 2 Existing Two-Family Residences. 2nd Ald. District

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The applicant, James McFadden with McFadden & Company, is seeking Initial/Final Approval of the proposed 4 story residential apartment building on North Butler Street - part of a Residential Building Complex development.

### **Schedule:**

**UDC** Denied a previous version of the project on March 22, 2017 (***UDC report attached.***)

**Plan Commission** will review the project on August 20, 2018

### **Approval Standards**

The Urban Design Commission is an advisory body on this request. The site qualifies as a Residential Building Complex Project which requires that the Urban Design Commission review the proposed project using the design standards and guidelines under section 33.24(4)(c).

### **Project Description**

Proposed is a new four-story 60 foot wide 88 foot deep building with 31 rental apartments (13 Studios, 8 Ones, 9 Twos, 1 Three). It will be set back 15 feet from Butler Street in conformance with the Zoning Ordinance and to fit in with the existing pattern set by the neighboring buildings which range from 9 to 20 feet to the north and from 8 to 15 feet to the south. In total there will be parking for 27 cars and 47 bicycles (37 enclosed & 10 surface).

### **Recommendations**

Staff is asking the commission to provide feedback on comments below.

March 22, 2017 UDC comments:

- Review proposed balconies and relationship to architecture
- Concerns regarding building massing and rear setback
- Provide more detail on usable green space and stormwater

August 8, 2018 Planning Staff comments (***Report Attached***):

- Review current proportions of building base, middle, and top elements
- Review shape and size of the current roof form
- Evaluate main entry elements