



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 111 N Walter Street  
**Application Type:** Residential Building Complex  
**UDC is an Advisory Body**  
**Legistar File ID #:** [89625](#)  
**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

**Applicant | Contact:** Mason Cavell, Madison Area Community Land Trust | Jake DeHaven, Threshold Builds

**Project Description:** The applicant is proposing the construction of three buildings, two townhouse buildings and one accessory structure, containing 12 attached dwelling units on Lot 10, Starkweather Plat.

**Project Schedule:**

- The Plan Commission is scheduled to review this proposal on April 27, 2026.

**Approval Standards:** The UDC is an **advisory body** to the Plan Commission on this request. [Section 33.24\(4\)\(c\)](#), MGO states that:

*“The Urban Design Commission shall review the **exterior design and appearance of all principal buildings or structures and the landscape plans** of all proposed residential building complexes. It shall report its findings and recommendations to the Plan Commission.”*

As noted above, the UDC is an **advisory body** to the Plan Commission on this request. Staff recommend that as an advisory body, the UDC should structure a motion as a recommendation to the Plan Commission with or without specific findings and conditions. For example, such a motion may look like the following:

*“The UDC finds that the standards for Residential Building Complexes have been met with the following conditions being met...and recommends that the Plan Commission approve the proposed development.”*

**Adopted Plan Recommendations:** The project site is recommended for Residential Mix 2 (medium) land uses, in the [Milwaukee Street Special Area Plan](#) (2018) and Medium Residential in the [City of Madison Comprehensive Plan](#) (2018). Development in these land use categories includes, but is not limited to both large- and small-scale multifamily buildings or complexes, rowhomes, townhomes, etc., 2-5 stories in height and 20-90 dwelling units per acre.

## Summary of Design Considerations

Staff request the UDC’s feedback and findings on the development proposal regarding the aforementioned standards as it relates to the design considerations noted below.

- **Building Design and Composition.** Staff request the UDC’s feedback and findings on the overall building design and composition as it relates to creating a cohesive architectural expression. Consideration should be given to the proportions/scale of the building components, and the balance between voids and

openings, as well as using the same level of design and detailing across all four elevations and four-sided architecture (i.e., windows, accent materials, etc.).

- **Materials.** As noted on the elevations, the exterior materials are comprised of composite siding, both lap and board and batten, with a wood-tone composite accent material. Staff request the UDC’s findings and feedback on the proposed material palette giving consideration to material transitions and associated details.
- **Landscape and Screening.** As indicated on the elevation drawings, there are multiple, longer side building elevations that will have visibility from the street and adjacent properties, including the south elevation of Building A and the east and west elevations of Building B. As such consideration should be given to using landscape to minimize blank wall expanses. Staff request the UDC’s feedback and findings on the proposed landscape plan and plant list, including as it relates to providing adequate year-round screening/minimizing blank walls, incorporating a combination of both evergreen and deciduous species, as well as the size at the time of planting and quantities. Staff request the Commission’s feedback and findings on the proposed landscape plan and plant list.

Staff note that specific details related several landscape elements, including the fence, arbor, raised planter, and privacy fence and retaining walls were not included in the submittal materials.

- **Signage.** Staff note that while “Development Signage” is shown on the site plan, it is not a part of this review nor any subsequent approval. Staff encourage the applicant team to work with Zoning Staff to confirm that any proposed signage complies with the [Sign Code](#), which has setback, size, and quantity limitations for ground signage associated with Residential Building Complexes.