



Sketch of Proposed Building
119-25 North Butler
Madison, Wisconsin
April 24, 2007

Narrative

From: McFadden & Company
228 State Street
Madison, Wisconsin 53703
608 251 1350 (Voice) 608 251 1325 (Fax)



To: City of Madison Urban Design Commission
215 Martin Luther King Blvd
Madison, Wisconsin 53701

Date: 04/24/2007

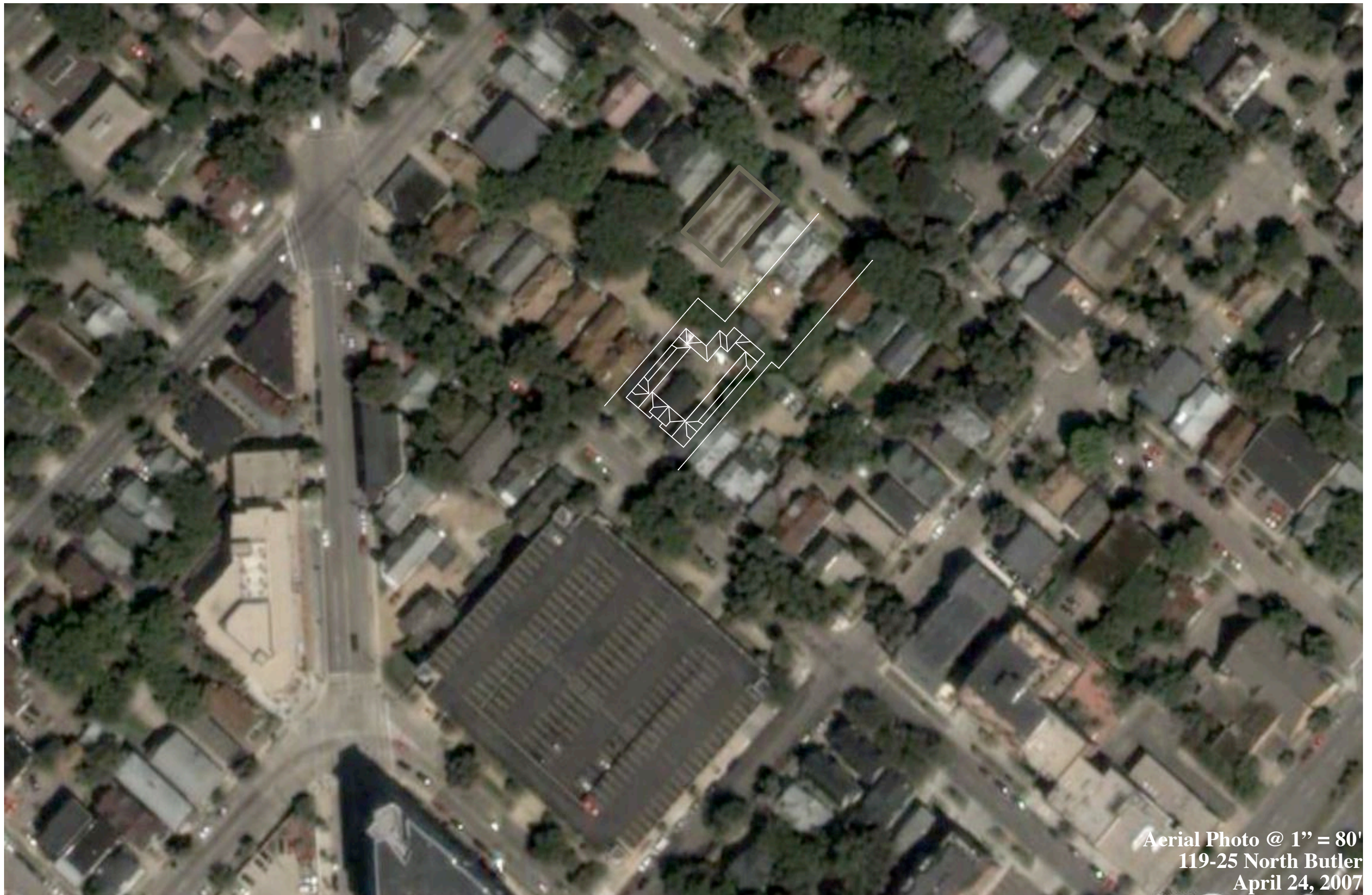
Project: 121 North Butler

This is an informational presentation for a proposed new four story building on a site composed of five contiguous properties on the one hundred block of North Butler and Hancock Streets.

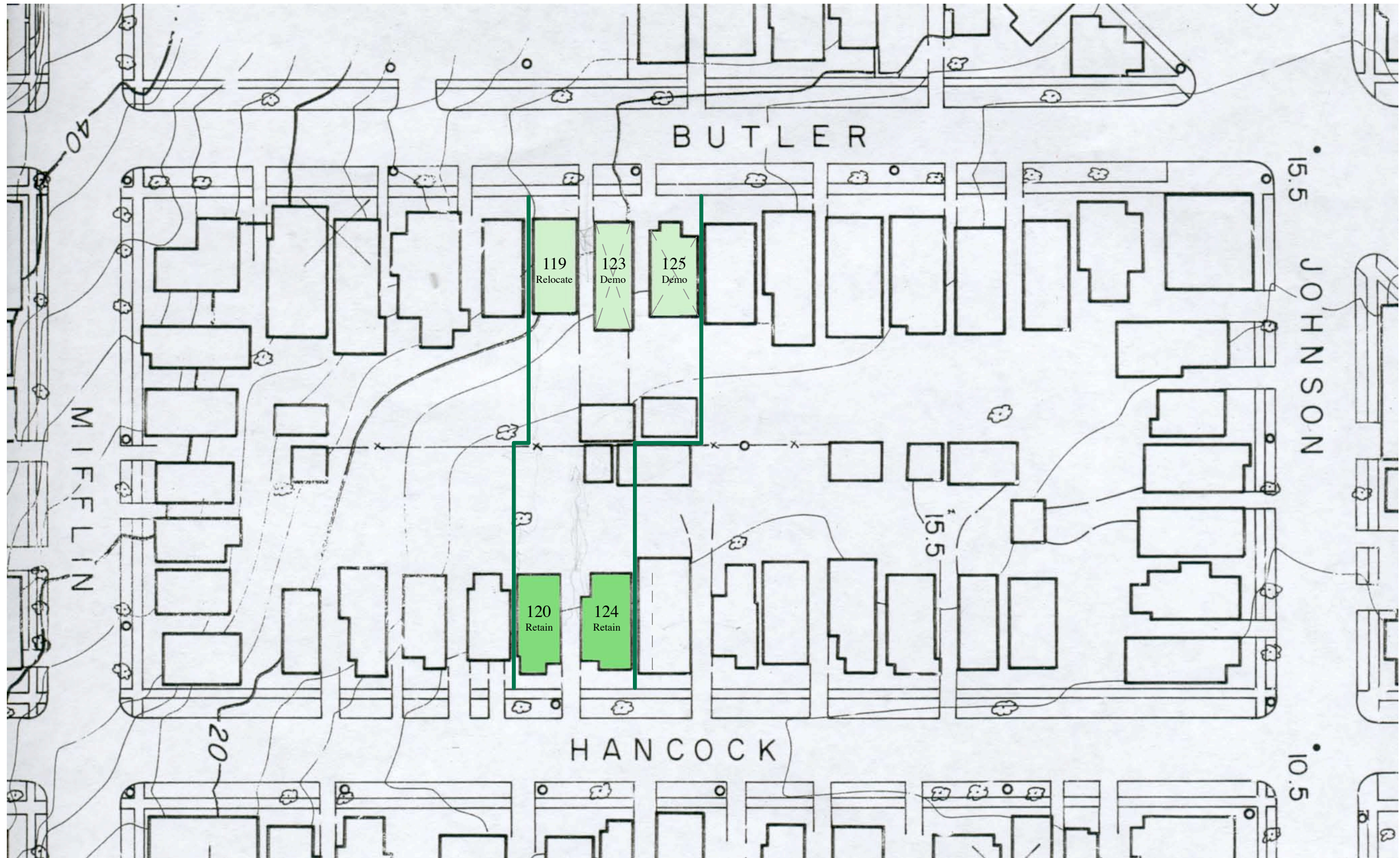
There are at present five buildings on the site. The two existing buildings at 120 & 124 Hancock each with two three bedroom apartments will be retained, an existing two unit building at 119 North Butler will be relocated and a four flat at 123 & a two flat at 125 North Butler respectively will be demolished.

The new building will have 34-predominately one-bedroom rental apartments built to condominium standards in terms of ceiling height, fenestration, energy efficiency and sound isolation. There will be below grade parking, which will be accessed via an existing shared drive between 120 & 124 entered from Hancock Street.

The present design has evolved with collaborative input from the community, officials and staff. The building's apparent height has been minimized by constructing into the hillside so that the lowest floor is partially below grade. There is an accessible at grade entry to the north while an alternate grander entry opens to the street. The depth of the building has been reduced and the more monumental masonry look originally proposed has been abandoned in favor of the clapboard sided wood frame design presented here. The Butler Street façade has been broken into three and given a series of peaked roofs, which along with expansive balconies maintains the existing look, and rhythm of the street.



Aerial Photo @ 1" = 80'
119-25 North Butler
April 24, 2007



Location Map - Existing Topo
119-25 North Butler
April 24, 2007



View from the North West of 119, 123 & 125 North Butler



View from the South West of 119, 123 & 125 North Butler

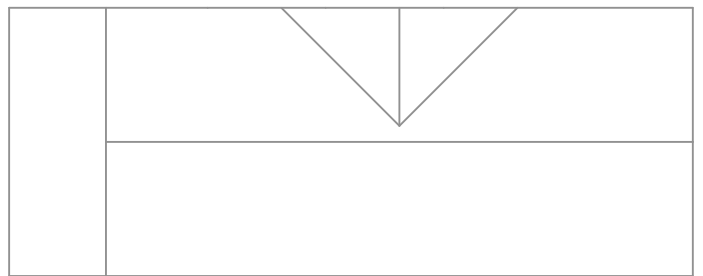
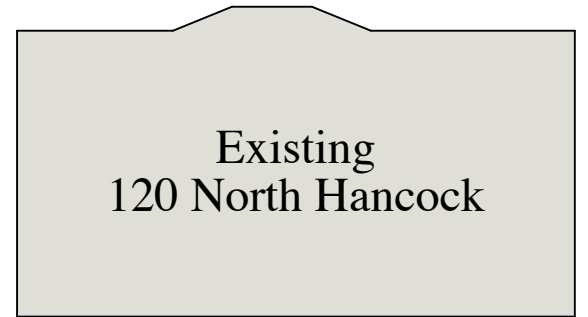
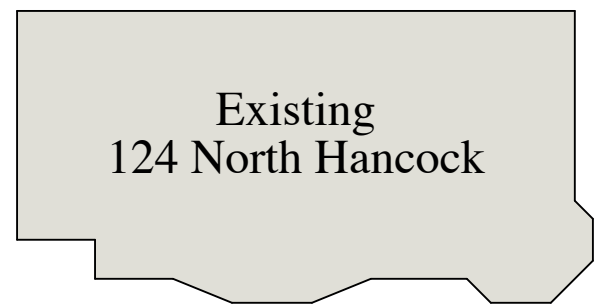
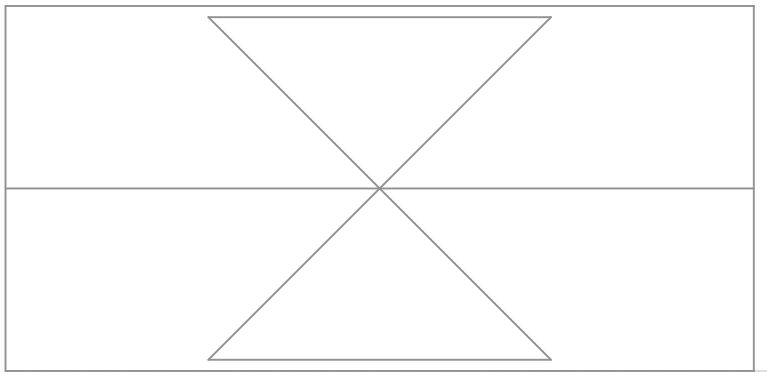
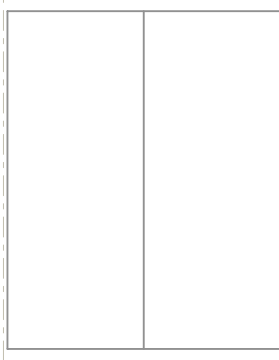
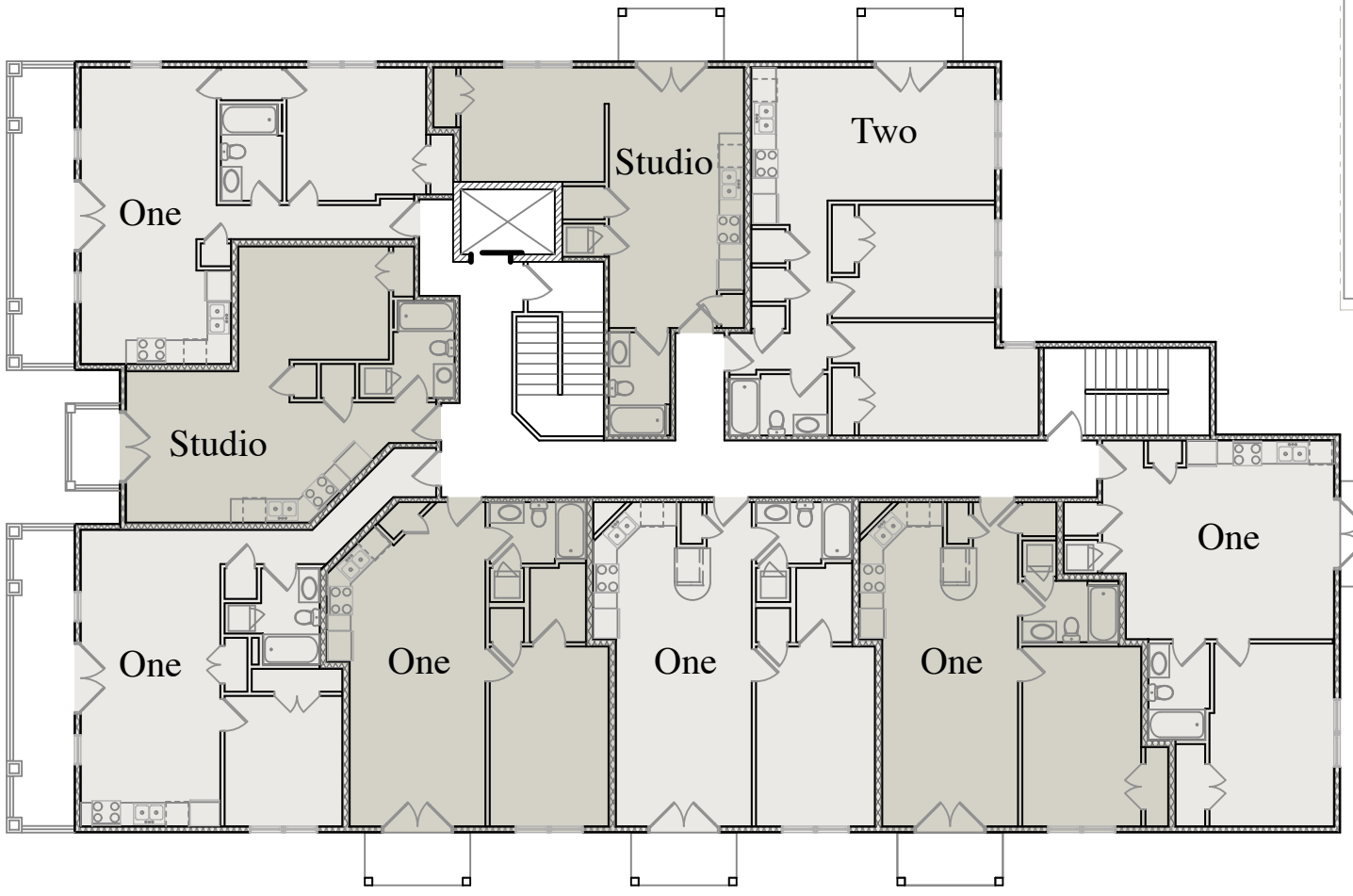
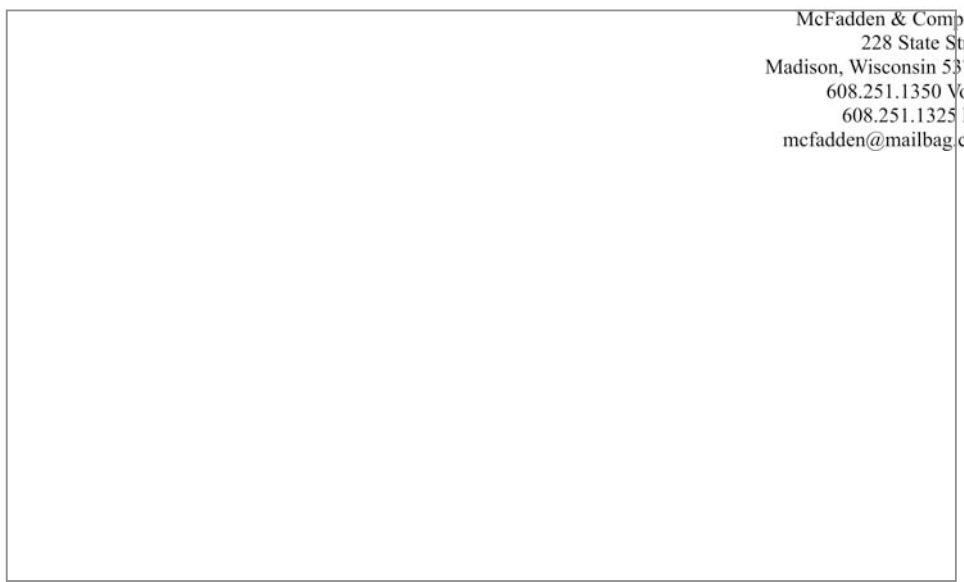
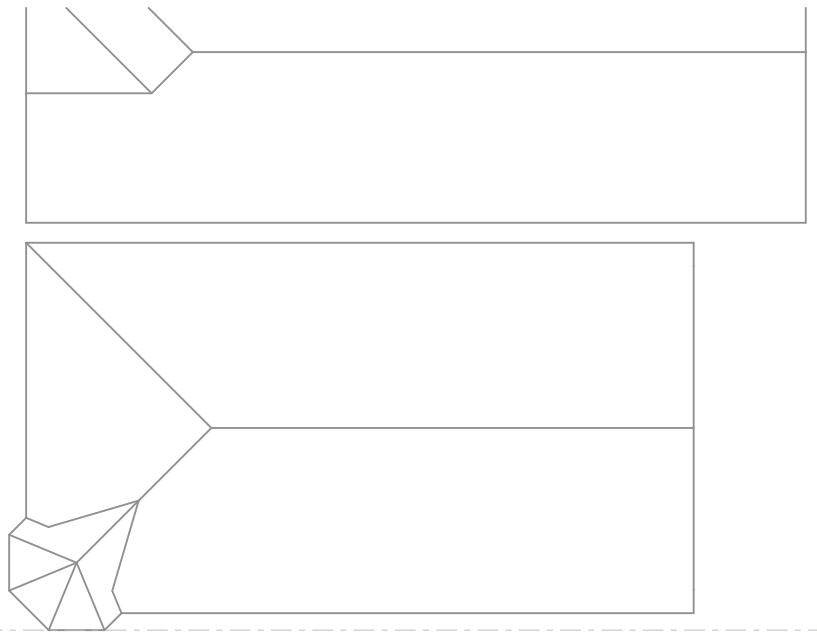


View from the East of 120 & 124 North Hancock

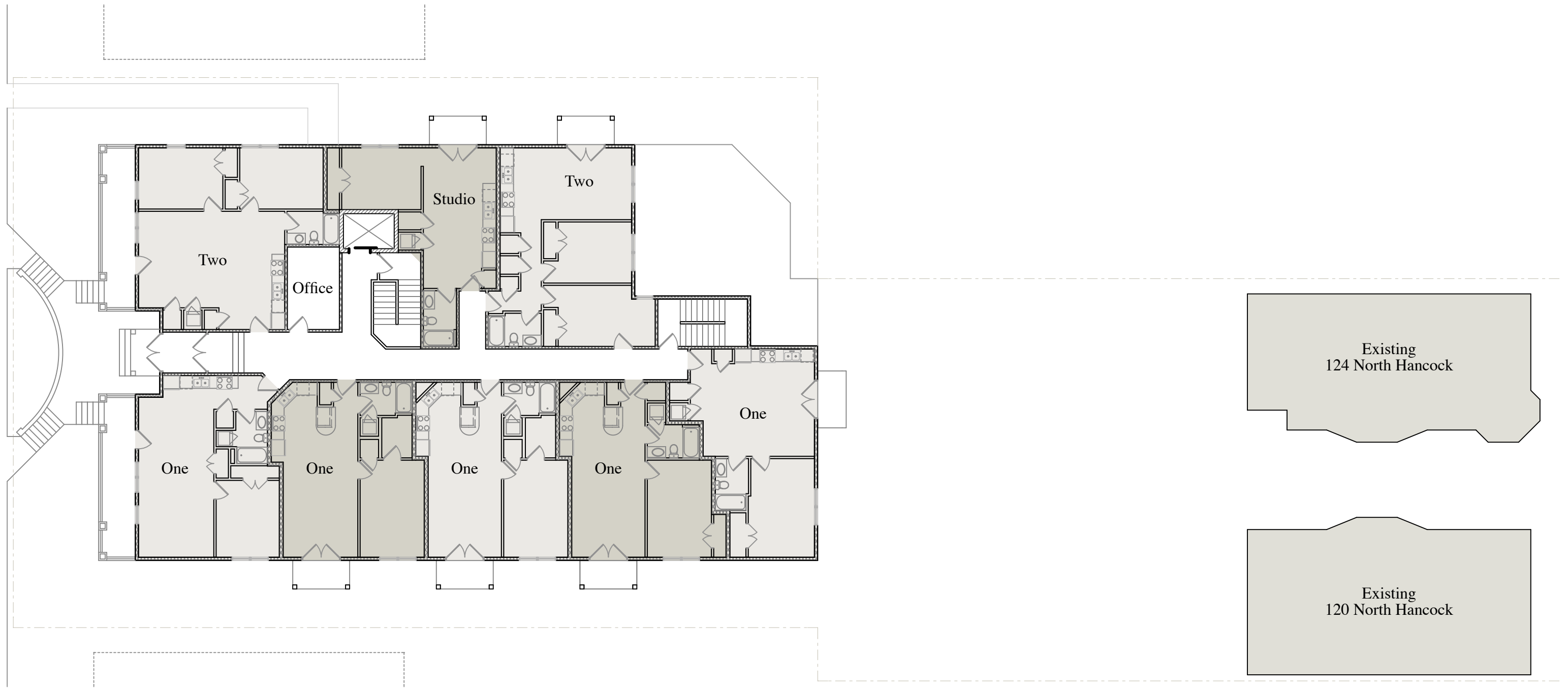


View from the South East (Rear) of 119, 123 & 125 North Butler

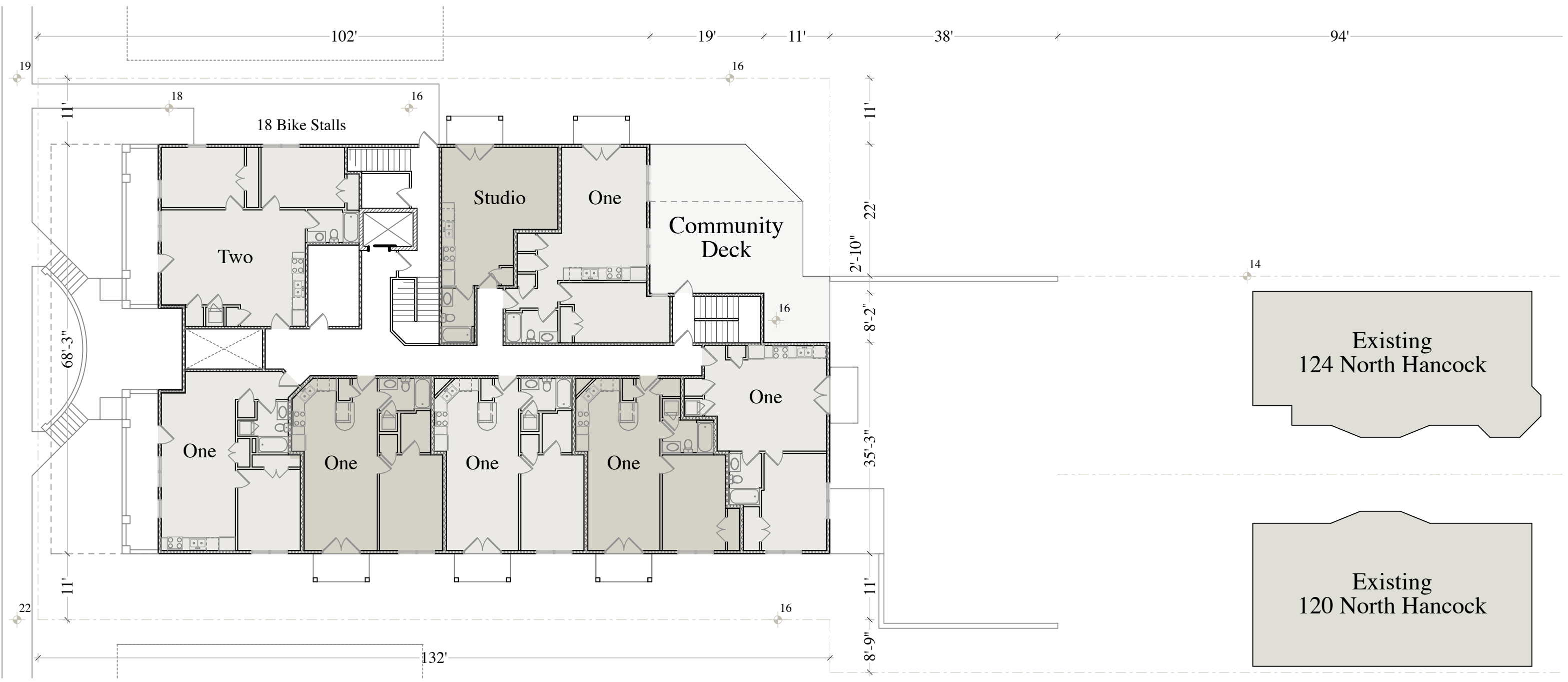
Photos of Existing Conditions
119-25 North Butler
April 24, 2007



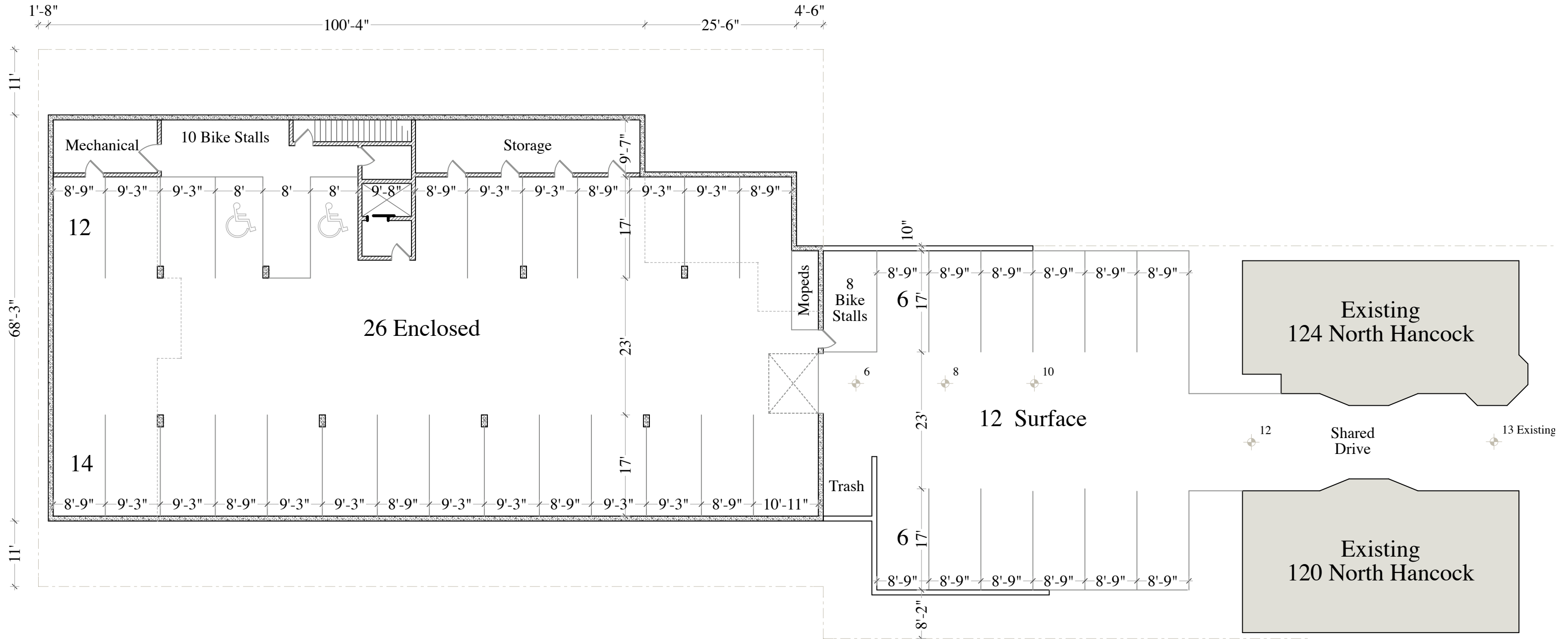
Proposed Second / Third Floor Plan @ 1/16" = 1'-0"
 119-25 North Butler
 Madison, Wisconsin
 April 24, 2007



Proposed First Floor Plan @ 1/16" = 1'-0"
119-25 North Butler
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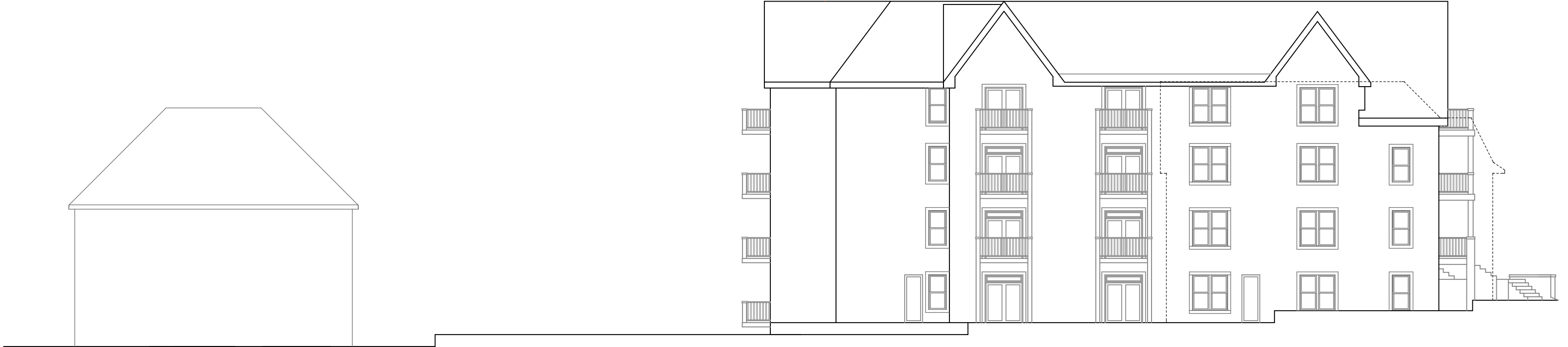
Proposed Ground Floor Plan @ 1/16" = 1'-0"
 119-25 North Butler
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Parking Level Plan @ 1/16" = 1'-0"
 119-25 North Butler
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 April 24, 2007



Butler Street Elevations @ 1/32" & 1/6" = 1'-0"
119-25 North Butler
Madison, Wisconsin
April 24, 2007



North



South

Building Elevations @ 1/16" = 1'-0"
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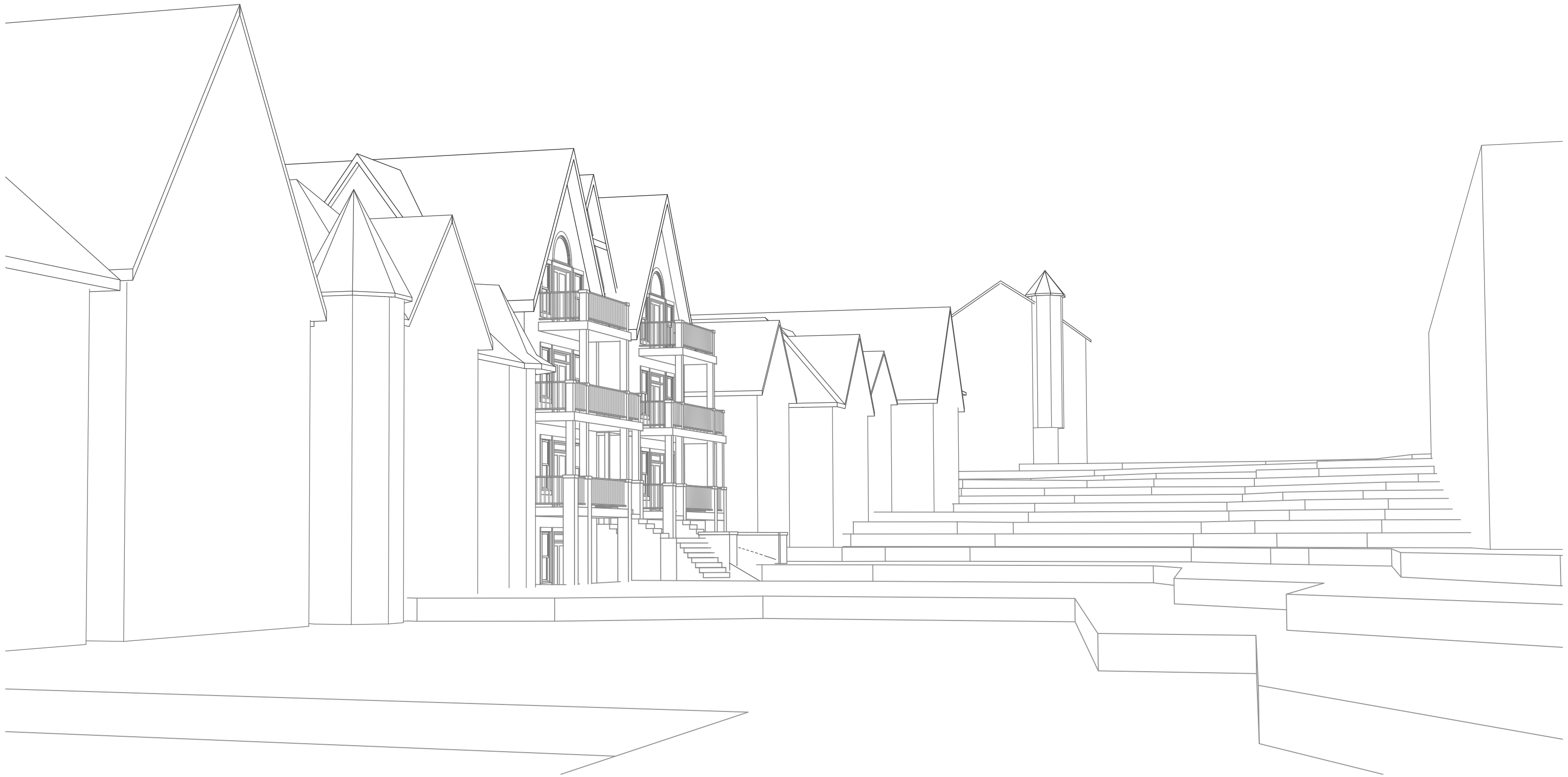


West



East

Building Elevations @ 3/32" = 1'-0"
119-25 North Butler
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View up Butler from the North West
119-25 North Butler
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View down Butler from the South West
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119-125 Butler Street Project Data

Description: Proposed is a new four story residential building with 34 predominately one bedroom rental apartments to be constructed on a property formed from lots located at 119, 123 & 125 North Butler and 120 & 124 North Hancock.

This redevelopment will involve the relocation of the existing building at 119 Butler and the demolition of the existing structures at 123 & 125 Butler.

The primary pedestrian entry will be from Butler while vehicular access to below grade parking will be via a shared drive entered from Hancock.

Zoning Requirements

District R6
 Lot Area 300 SF / Efficiency, 450 SF / One BR & 600 SF / Two BR
 Floor Area Ratio 2.0
 Yard Requirements 20' Front, [5'+ (3 x 2')] = 11' Side & 30' Rear
 Useable Open Space 70 SF / Bedroom

Lot Area 20,625 SF

Proposed

Floor Area Existing 4,671 SF
 Floor Area Proposed 6,755 SF @ 4 = 27,020 SF
 FAR 4,671 SF + 27,020 SF = 31,691 / 20,625 SF = 1.54
 Parking 38 Proposed
 Bicycle Parking 38 Proposed

	Lot Area	Parking	Open Space
Exist. Three 4	@ 750 = 3,000	@ 1.75 = 7.00	840
Efficiency 6	@ 300 = 1,800	@ 0.50 = 3.00	420
One 23	@ 450 = 10,350	@ 1.25 = 28.75	1,610
Two 5	@ 600 = 3,000	@ 1.50 = 7.50	700
Reference	18,150	46.25	3,570
Proposed 34 New	20,625	38.00	3,261