





Looking East



Looking West



00 block of North Butler looking Southwest



00 block of North Butler looking Southeast



Physical Context

00 block of North Butler looking Northeast



100 Block of North Butler looking Northeast



100 Block of North Butler looking Southeast



100 Block of North Butler looking Southwest



100 block of North Butler looking Southwest



300 block of North Butler/Hamilton looking Northeast



300 Block of North Butler looking Southwest



View from Site Directly Across Butler Street
February 20, 2017



View West between 120 & 124 North Hancock



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



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



View from the South East (Rear) of 119, 123 & 125 North Butler
119, 123 & 125 North Butler Existing Exterior Conditions
May 5, 2007

28.077 DOWNTOWN RESIDENTIAL DISTRICTS.

- (1) Statement of Purpose.
These districts are intended to recognize historic Downtown neighborhoods comprised of predominantly residential uses with some non-residential uses. The districts are also intended to:
 - (a) Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.
 - (b) Promote the preservation and conservation of historic buildings and districts while allowing selective infill and redevelopment based on the recommendations of adopted City plans.
 - (c) Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of scale and rhythm, building placement, facade width, height and proportions, garage and driveway placement, landscaping and similar design features.

28.078 DOWNTOWN RESIDENTIAL 1 DISTRICT.

- (1) Permitted and Conditional Uses.
See Table 28E-2 for a complete list of allowed uses within the downtown and urban districts.
- (2) Dimensional Standards.
Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Downtown Residential 1 District	
Lot area (sq. ft.)	3,000
Lot width	1, 2, and 3-unit dwellings: 30 >3-unit dwellings, and non-residential and mixed-use buildings: 40
Front yard setback	15 See (a) below
Side yard setback	5 Lot width <40: 10% lot width
Rear yard setback	20% of lot depth, but at least 30 See (b) below
Maximum lot coverage	75%
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	40 sq. ft. per bedroom See (c) below

- (a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if located completely below grade.
- (c) Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.

- (3) Residential Point System.
To ensure a variety of housing types in the downtown area, the following point values are established:

Type of Dwelling Unit	Point Value
Studio/efficiency unit	0.75
One-bedroom unit	1
Two-bedroom unit	2
Three or more bedroom unit	3

In any development site except for the Residential - Group Living category (see Table 28E-2) the average point value for all dwelling units must be at least 1.25.

- (4) Building Standards.
The following standards are applicable to new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area.
 - (a) Maximum Building Width. The maximum width of any building fronting the primary abutting street shall not exceed sixty (60) feet.
 - (b) Through-lot Development. Development of through lots shall be designed with buildings oriented to each street and with a minimum distance of **sixty (60) feet between rear facades** of above-ground building elements. Underground parking may extend into this shared rear yard area if located completely below grade.

James Madison Park Recommendations

Objective 4.11: *The James Madison Park neighborhood should accommodate a mix of dwelling units, some of which are suitable for families with children. The renovation of existing houses coupled with selective redevelopment that generally reflects the scale and rhythm of the existing structures should help reinvigorate the area, provide a variety of housing options (including workforce housing), and strengthen linkages to the adjacent Tenney-Lapham neighborhood.*

Recommendation 101: *Promote the construction and rehabilitation of family-supportive housing and consider adopting an ordinance with standards for such development.*

Recommendation 102: *Require that new development provide ample on-site open space and play areas for use by young children, and do not waive usable open space requirements in the James Madison Park District.*

Recommendation 103: *Encourage family-supportive workforce housing design in new multi-family developments, including more modern, larger units (2-3 bedrooms) and true usable on-site open space.*

Recommendation 104: *Allow relatively higher-density development that conforms to the Maximum Building Heights Map along North Hamilton, Butler and Gorham Streets.*

Recommendation 105: *Allow infill and redevelopment along Hancock, Franklin and Blair Streets generally compatible in scale and design with the predominantly "house like" neighborhood character.*

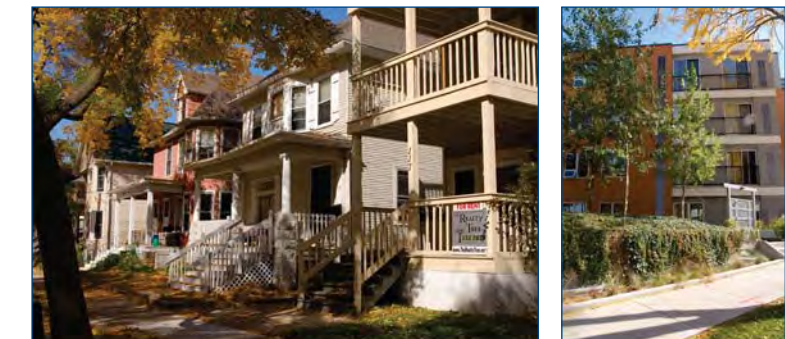
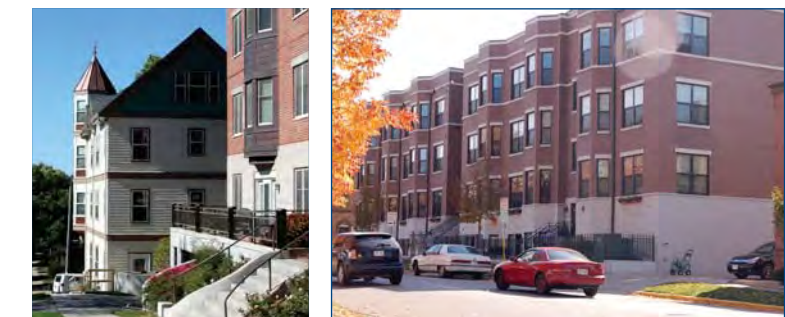
Recommendation 106: *Consider establishing a Neighborhood Conservation District as identified in the Downtown Historic Preservation Plan.*

James Madison Park

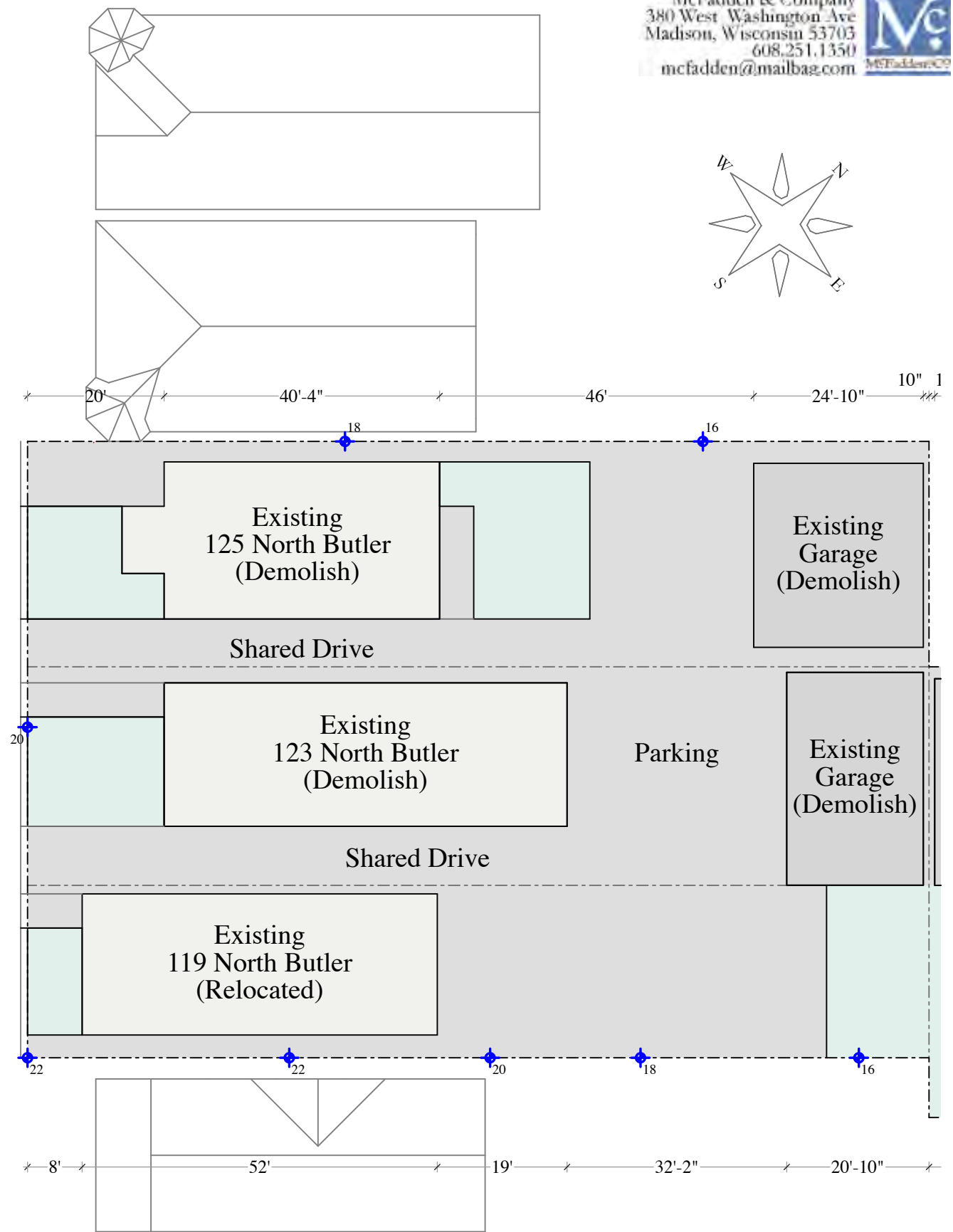
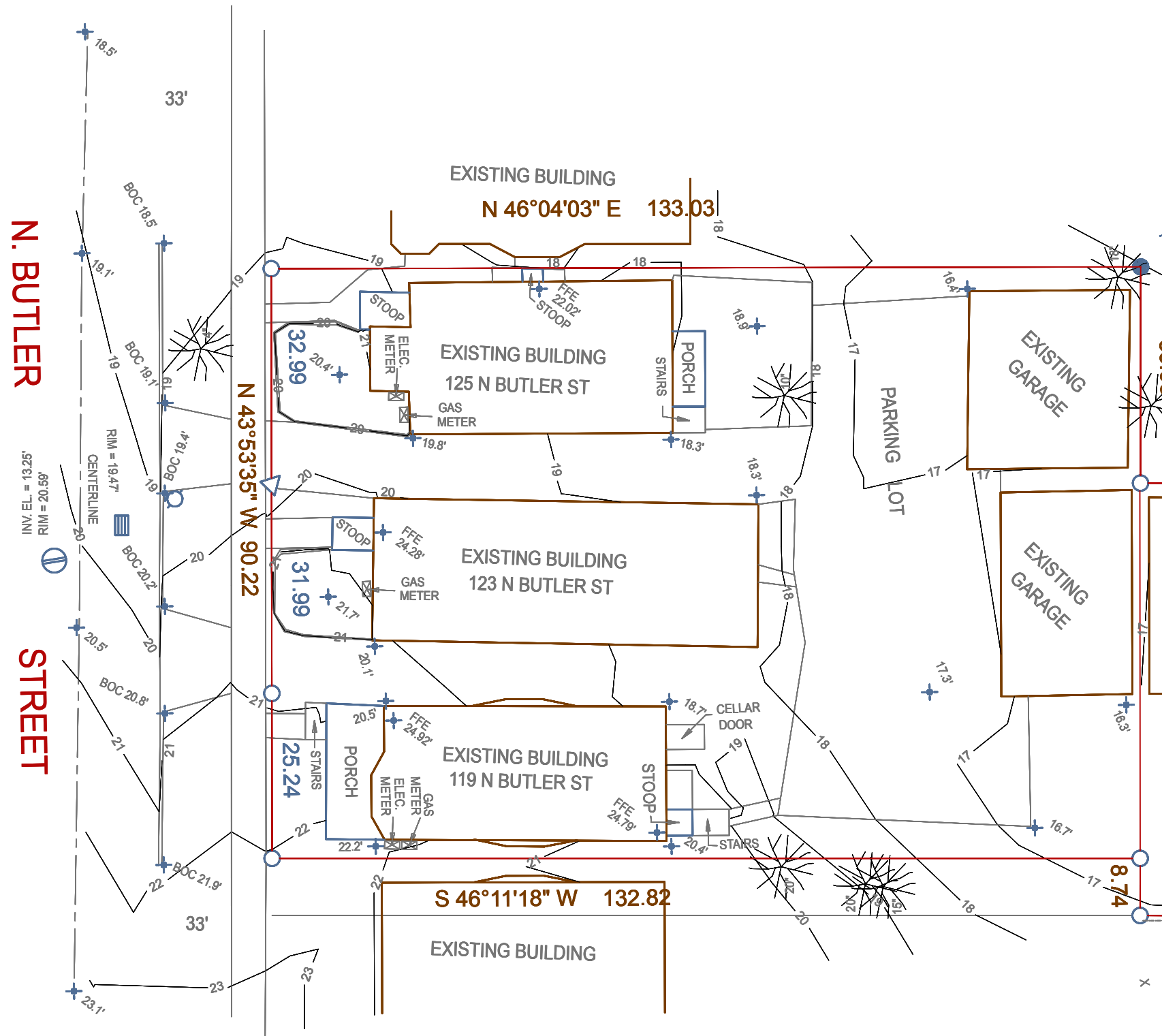
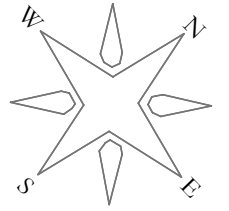
The James Madison Park neighborhood is characterized by fairly intact blocks of two- to three-story houses. Many of these houses have been long time rental properties and include larger units that would accommodate families with children.

The renovation of existing structures, coupled with selective redevelopment that reflects the scale and rhythm of the existing structures, will help ensure the future vibrancy of the area, provide a variety of housing options, and strengthen linkages to the adjacent Tenney-Lapham and Mansion Hill neighborhoods. During the planning process, many participants expressed a desire to create Downtown neighborhoods that were inviting to families with children. With its proximity to Lapham Elementary School, presence of houses that could accommodate such families,

and a large park (James Madison Park), this neighborhood provides the best opportunity to foster this type of environment. The *Downtown Historic Preservation Plan* (1998) recommends that a neighborhood conservation area be created, "wherein the existing residential character of the core of the neighborhood would be preserved and encroachment by incompatible uses will be prevented." A neighborhood conservation district is a tool provided in the Zoning Ordinance to help ensure that important, unique, and consistent development patterns and design features (such as setbacks, roof forms, or the presence of large front porches) within the neighborhood are conserved. The first step in implementing this recommendation would be a study to articulate the specific characteristics of the neighborhood to be preserved. The Fourth Lake Ridge National Register Historic District runs along portions of East Gorham Street.

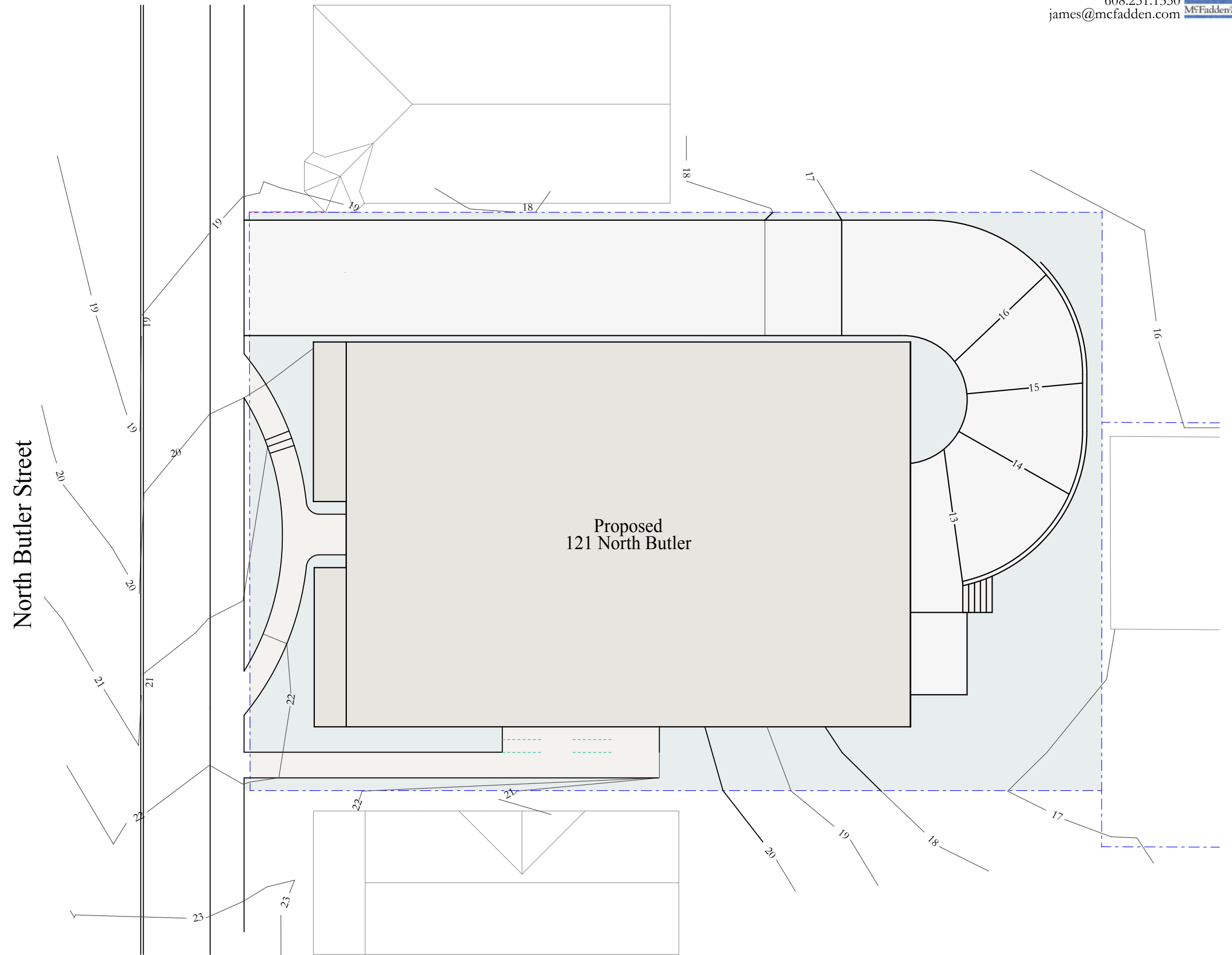


Scenes from James Madison Park



DESCRIPTION:

The Southeast 1/2 of Lot 14, the Northwest 32 feet of Lot 13,
 and the Southeast 25 1/4 feet of the Northwest
 57 1/4 of Lot 13, all in Block 111 of the Original Plat of the City of Madison,
 Dane County, Wisconsin.



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
<u>Canopy Trees</u>				
SHL	3	2 1/2"	Skyline Honey Locust	BB
<u>Low Ornamental Trees</u>				
CP	1	2"	Callery Pear	BB
<u>Deciduous Shrubs</u>				
ABS	2	5'	Autumn Brilliance Serviceberry	BB
RBC	1	24"	Black Chokeberry	Pot
WS	4	24"	White Snowberry	Pot
<u>Evergreen Shrubs</u>				
GVB	21	18"	Green Velvet Boxwoods	BB

NOTES:

- 1) Designated lawn areas to be fine graded, fertilized, and sodded with locally grown, premium bluegrass mix sod.
- 2) Designated planting beds to be separated from lawn area by a 5" black vinyl edge.
- 3) Planting beds to receive shredded hardwood bark mulch spread to a depth of 3".
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- 5) Owner will be responsible for landscape maintenance after completion

LANDSCAPE WORKSHEET

Zoning Classification:

Landscape Points Required

Developed Area = 3,733 SF
 Landscape Points: 3,733/300 x 5 = **62 points**

Total Landscape Points Required 62 points

Landscape Points Supplied

Existing canopy trees - 0 @ 35 = 0 points
 Proposed canopy trees - 3 @ 35 = 105 points
 Existing evergreen trees - 0 @ 35 = 0 points
 Proposed evergreen trees - 0 @ 35 = 0 points
 Existing ornamental trees - 0 @ 15 = 0 points
 Proposed ornamental trees - 1 @ 15 = 15 points
 Existing upright evergreen shrubs - 0 @ 10 = 0 points
 Proposed upright evergreen shrubs - 0 @ 10 = 0 points
 Existing deciduous shrubs - 0 @ 3 = 0 points
 Proposed deciduous shrubs - 7 @ 3 = 21 points
 Existing evergreen shrubs - 0 @ 4 = 0 points
 Proposed evergreen shrubs - 21 @ 4 = 84 points
 Existing perennials & grasses 0 @ 2 = 0 points
 Proposed perennials & grasses 0 @ 2 = 0 points

Total landscape points supplied = 225 points

Lot Frontage Landscape Required

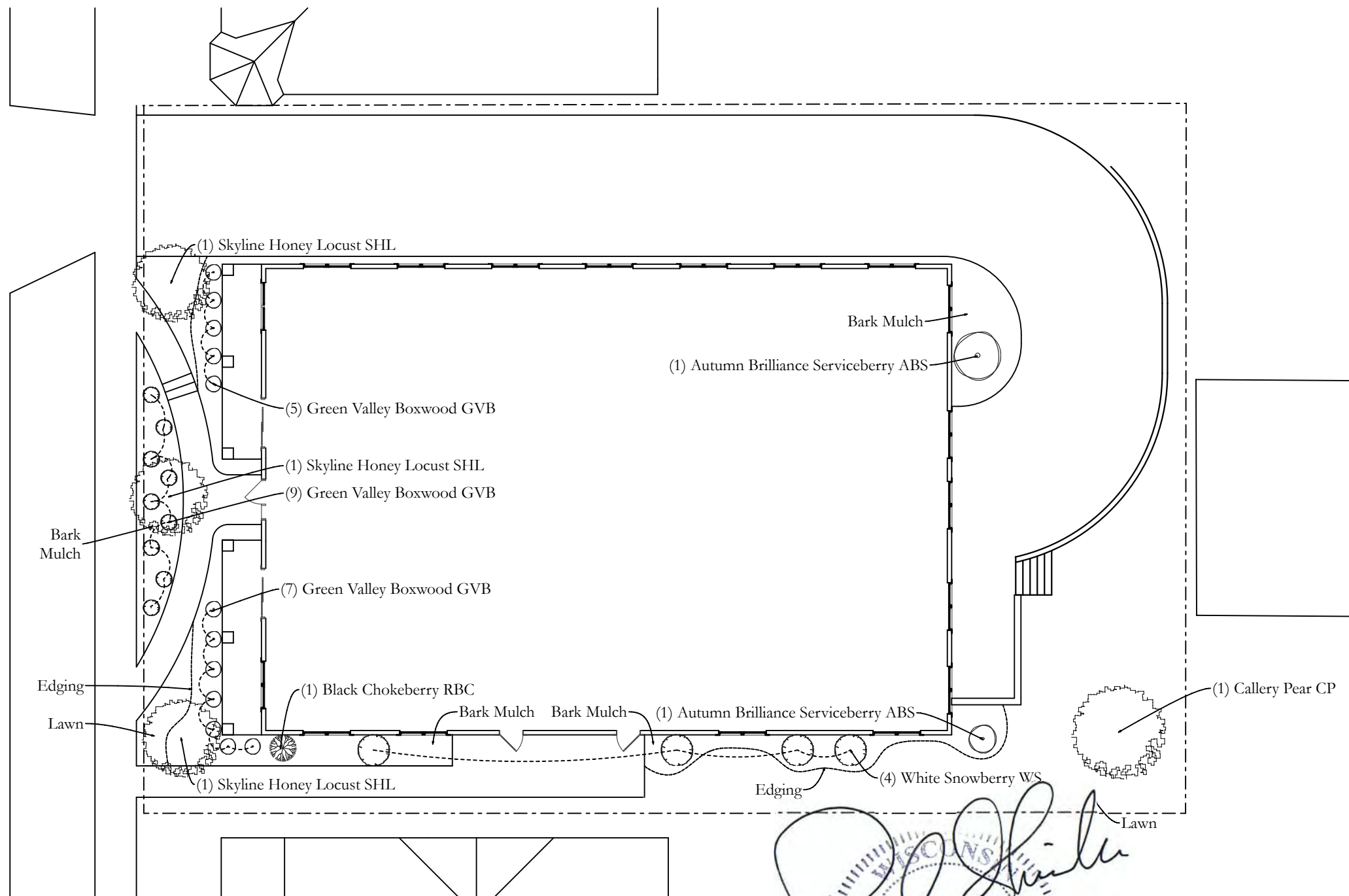
(Section 28.142(5) Development Frontage Landscaping)

"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

Butler Street = 88 LF

Over story trees required 88'/30' = 2.9 **3 trees**
 Shrubs required (88'/30') x 5 = 14.5 **15 shrubs**

Over story trees supplied **3 trees**
 Ornamental/Evergreen trees supplied **3 trees**
 Shrubs supplied **15 shrubs**



[Handwritten Signature]
 LANDSCAPE ARCHITECT
 SKIDMORE
 LA-080
 Madison, WI
 8/14/18

Catalog #: _____ Project: _____
 Prepared By: _____ Date: _____



**LSI PROTECTOR™
 COMMERCIAL LED
 BOLLARD
 (CBR7)**

The CBR7 LED Commercial Bollard is an excellent choice for retrofit, as well as new construction applications. It is designed with a standard selection of distributions & color temperatures to meet most commercial requirements. It is ideal for retail, parks, schools, office buildings and more general lighting applications.

Features & Specifications

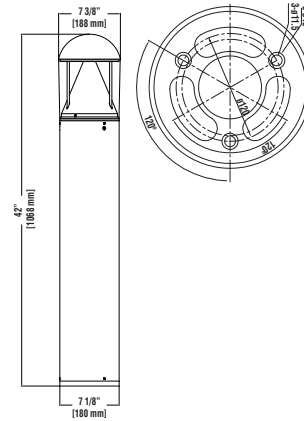
Optical System

- Available in two optical distributions, symmetrical and asymmetrical.
- Optically clear vandal-resistant extruded polycarbonate lens seals the luminaire's optical chamber to IP65.
- Available in 5000K, 4000K, and 3,000K color temperatures per ANSI C78.377. Consult Factory for other color temperature requirements.
- Optional internal louvers available to conceal the light source.
- Minimum CRI of 70. Consult Factory for Higher CRI requirements.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347 Vac Input available.
- L70 Calculated Life: > 147K Hours projected @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: < 20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F)
- Power factor: > 90
- Input power stays constant over life.
- High-efficiency LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional 120v-277v integral emergency battery pack is available to meet critical life safety lighting requirements. The 90-minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

Product Dimensions



LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • ©LSI Industries Inc. All Rights Reserved. 7/17/18

**CBR7
 Commercial LED BOLLARD**

Features & Specifications (Cont.)

Construction

- Precision cast aluminum dome head for maximum durability and consistency.
- 7" one-piece extruded aluminum seamless shaft. Various heights are available in 6" increments starting at a minimum of 30" (maximum height is 80").
- Features are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Installation
 Base plate installs with three heavy-duty 3/8" x 8" galvanized steel anchor bolts.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back Up. Test regularly in accordance with local codes.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.

ELECTRICAL DATA*						
Lumens	Distribution	120V	208	240V	277V	347V
	LV	0.15	0.08	0.07	0.06	0.05
10L	A	0.18	0.11	0.09	0.08	0.07
	S	0.15	0.08	0.07	0.06	0.05

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

PERFORMANCE							
Lumens	Distribution	3000K		4000K		5000K	
		Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy
	LV	450	26	489	29	507	30
10L	A	1,095	50	1,190	55	1,232	57
	S	1,179	69	1,281	75	1,310	77

*LED Chips are frequently updated therefore values are nominal.

TYPICAL ORDER EXAMPLE: **CBR7 LED 10L PC S UNV 40 BB BRZ**

Profile	Source	Lumen Package	Lens	Distribution	Voltage	Driver	EM	Color Temp	CRI	Finish	Options
CBR7	LED	10L-1000lm	PC-Polycarbonate	LV-Symmetric (downward) A-Asymmetric (corner) S-Symmetric (corner)	UNV-Universal Voltage (120-277V) HV-High Voltage (347-480V)	(Blank) 0-10V Dimming (10-100%) BB-Battery Backup	(Blank) 0-10V Dimming BB-Battery Backup	30-3000K 40-4000K 50-5000K	(Blank) 80 CRI	BRZ-Bronze BLK-Black	HSS-House Side Street LAB-Lead Anchor Bolts

Accessories
Adapter Baseplate CBR7 BRZ
Adapter Baseplate CBR7 BLK
RPL Driver CBR7 UNV
RPL Driver CBR7 HV
RPL Baseplate CBR7 BRZ
RPL Baseplate CBR7 BLK
RPL PC Lens CBR7
Anchor Bolt 3/8" x 8" CBR7

- FOOTNOTES:
- Consult Factory for Lead Time
 - Surge Protection is Standard on all fixtures.
 - Refer to Luminaire Output chart for actual lumen values.
 - Battery Backup not available with HV selection.
 - Adapter Baseplate is required for use with some existing Anchor Bolts. Consult Factory for specific compatibility.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • ©LSI Industries Inc. All Rights Reserved. 7/17/18

PROJECT: Townhouse/JM051418 GROUP: Garage Revised AREA: Walkway - Site GRID: Grade
 PREPARED BY: Dave - Visual Impact Lighting
 VALUES ARE FC, SCALE: 1 IN= 6.0FT, HORZ GRID (L), HORZ CALC, Z= 0.0

Computed in accordance with IES recommendations

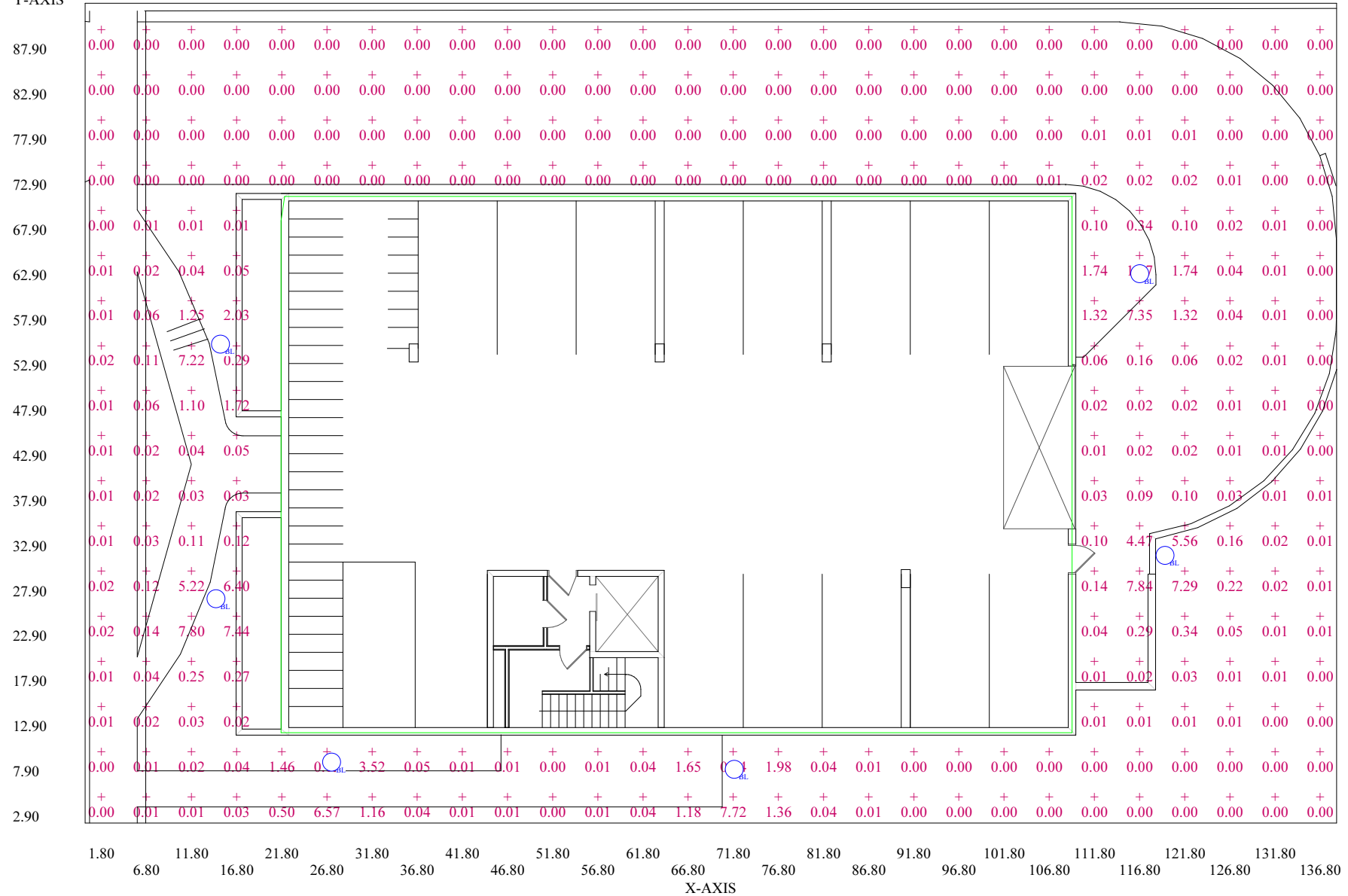
GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.00	7.84	0.39	N/A	N/A

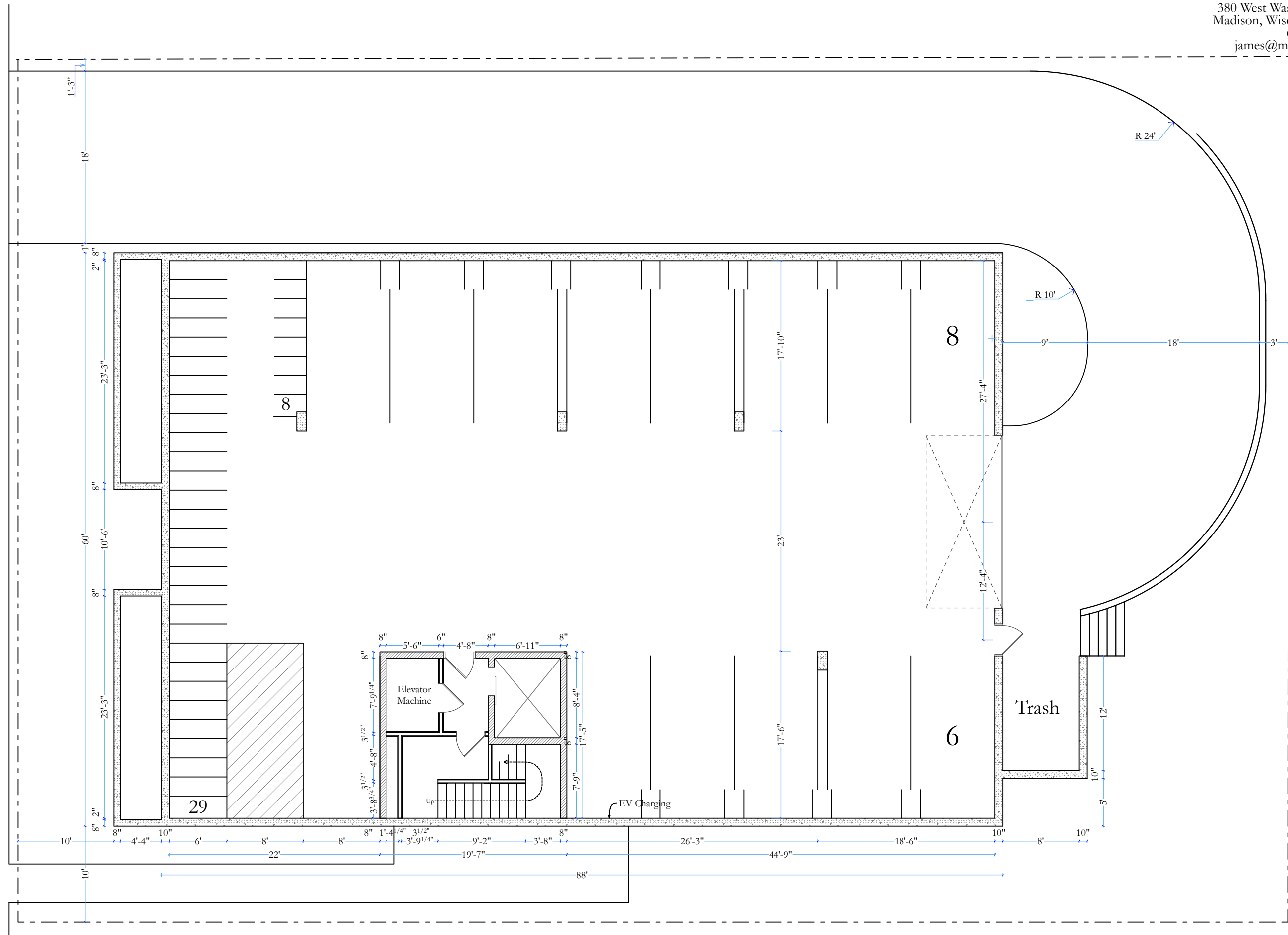
Luminaires Used

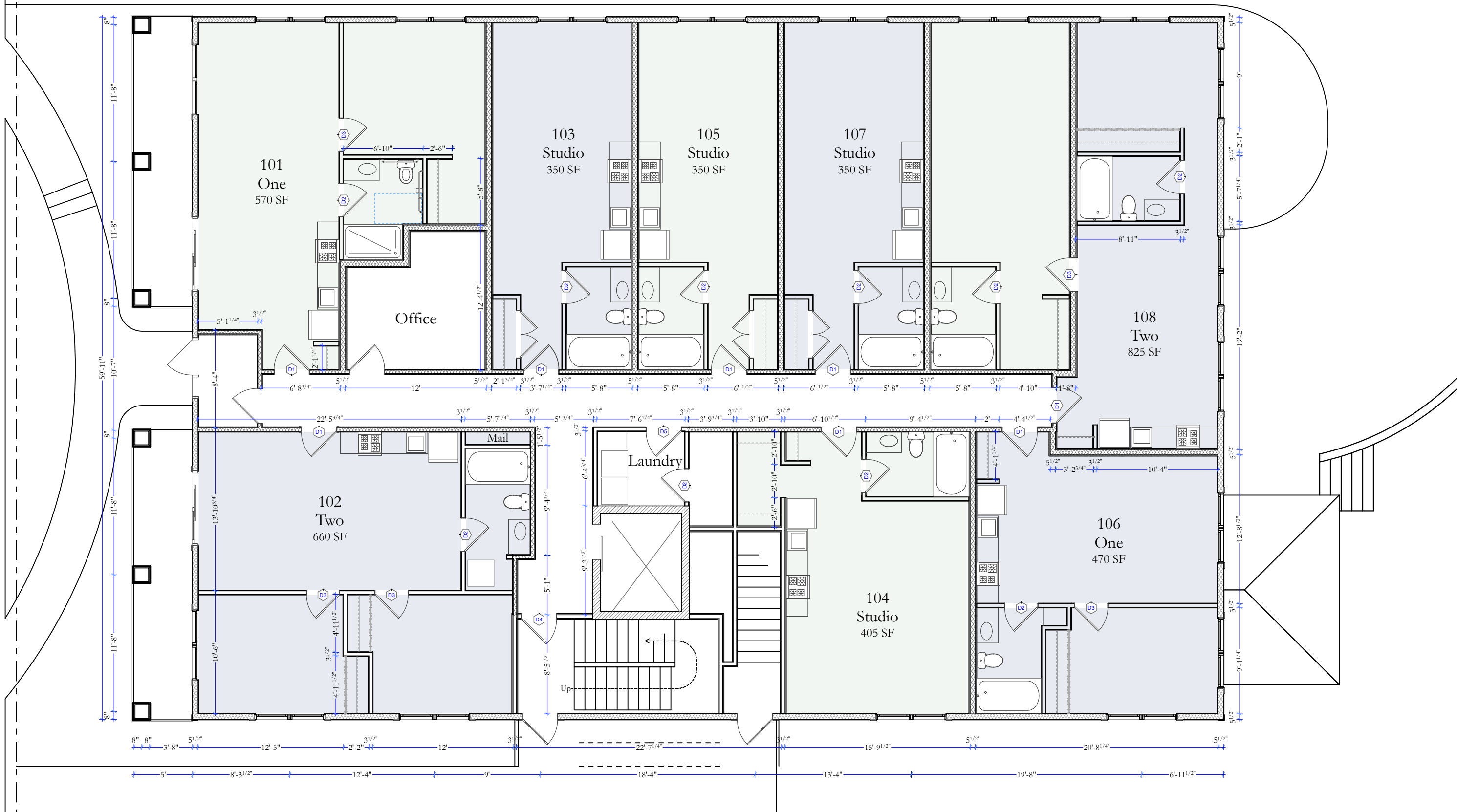
TYPE	QTY	TEST#	DESCRIPTION
BL	6		LSI bollard, 42" bollard, (1) B - CBR7-LED-10L-PC-LV-40-, LLF= 1.00;

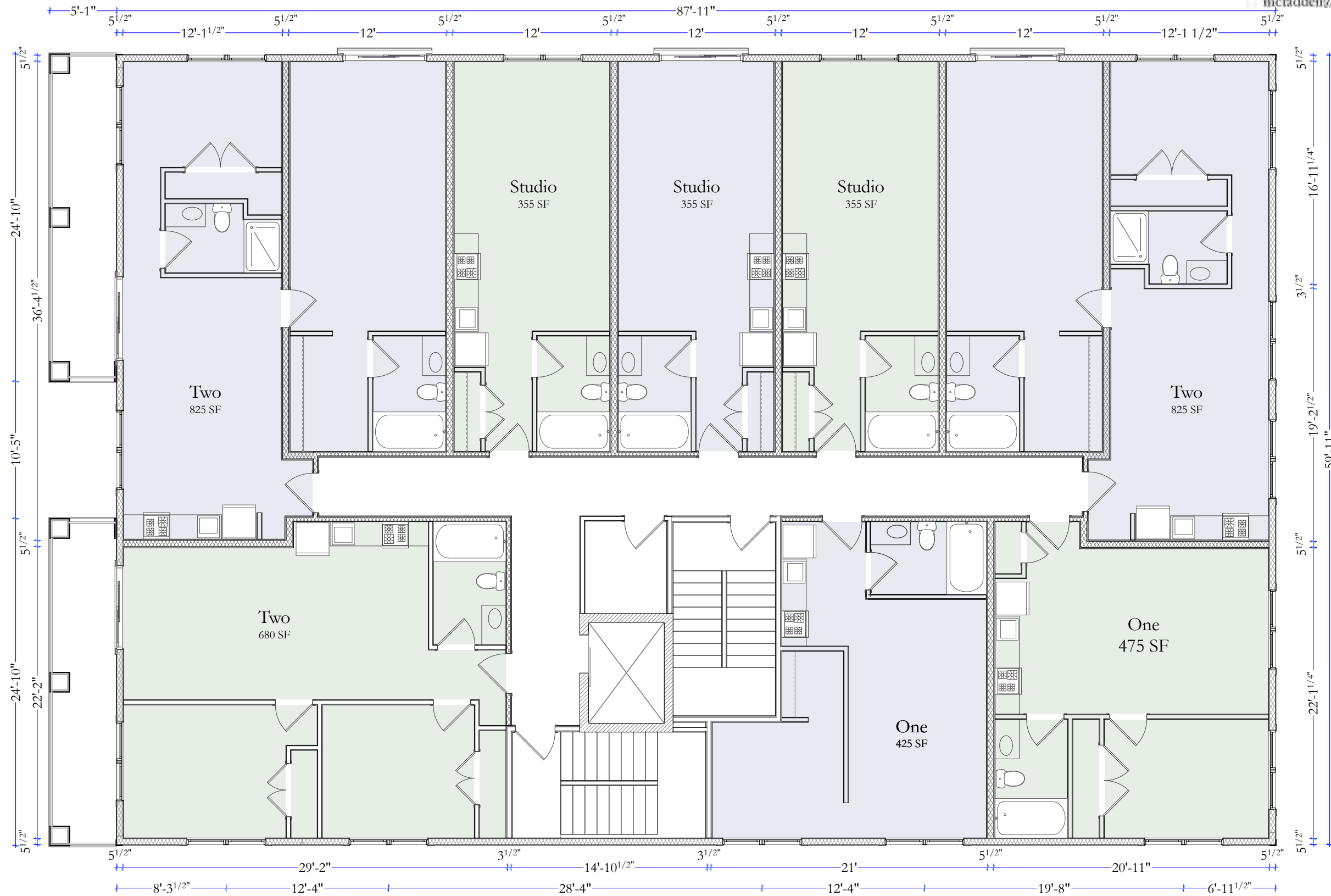
LitePro 2.030 Point-By-Point Results

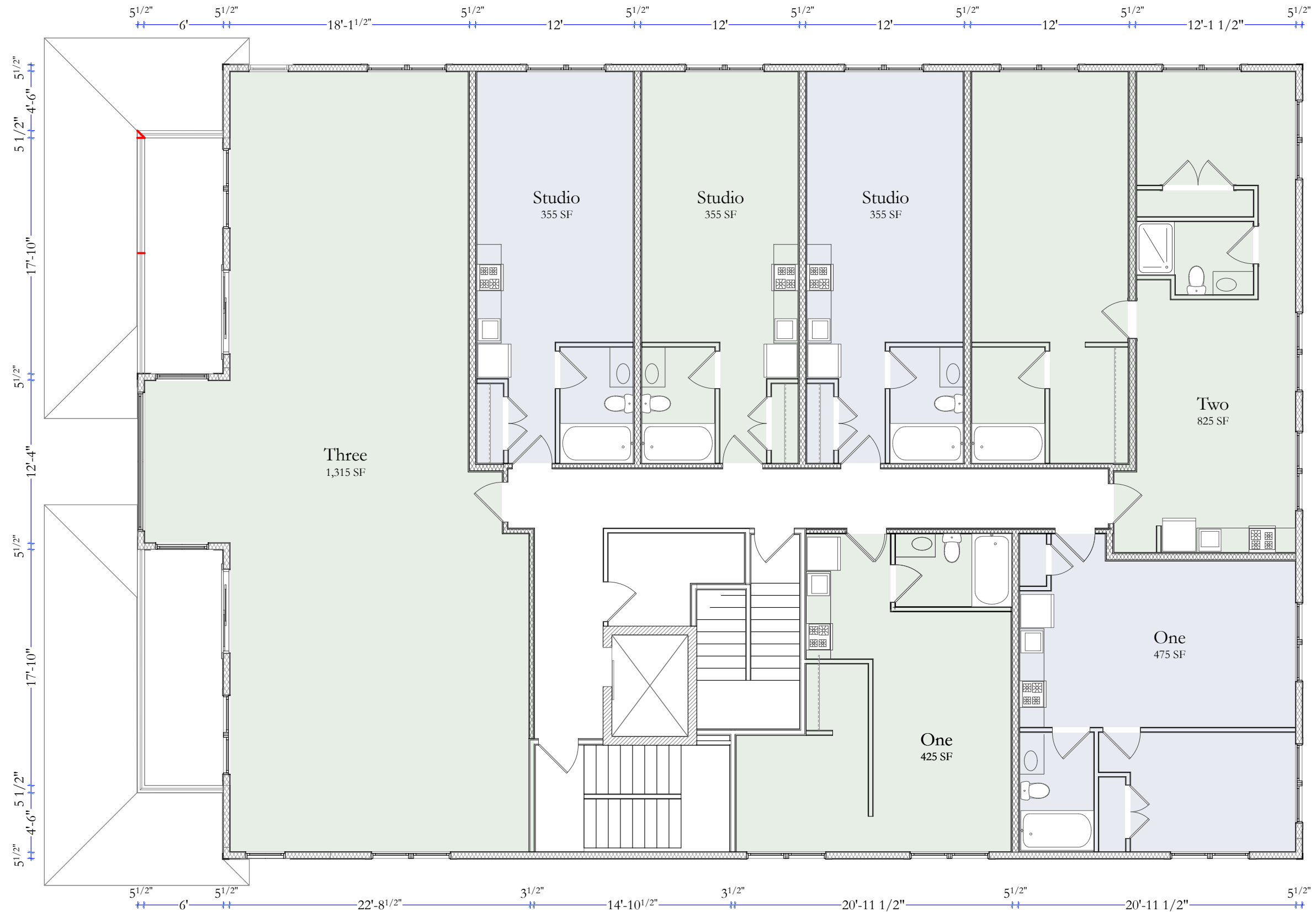
Y-AXIS













Views from the Southwest



Views from the Northwest



South



West



East



North

Building Elevations @ 1/12" = 1'-0"
 121 North Butler
 August 10, 2018

