



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>February 10, 2016</u>	<input checked="" type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval <input type="checkbox"/> Final Approval
UDC Meeting Date: <u>February 24, 2016</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

1. **Project Address:** 121 North Butler Street
Project Title (if any): "

2. **This is an application for** (Check all that apply to this UDC application):

New Development **Alteration to an Existing or Previously-Approved Development**

A. Project Type:

- Project in an Urban Design District*** (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX)** (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)**
- Planned Development (PD)**
 - General Development Plan (GDP)**
 - Specific Implementation Plan (SIP)**
- Planned Multi-Use Site or Planned Residential Complex**

B. Signage:

- Comprehensive Design Review*** (public hearing-\$300 fee) **Street Graphics Variance*** (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District** (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: James McFadden
Street Address: 380 West Washington Avenue
Telephone: (608) 251-1350 **Fax:** ()

Company: McFadden & Company
City/State: Madison, WI **Zip:** 53703
Email: mcfadden@mailbag.com

Project Contact Person: James McFadden
Street Address: 380 West Washington Avenue
Telephone: (608) 251-1350 **Fax:** ()

Company: McFadden & Company
City/State: Madison, WI **Zip:** 53703
Email: mcfadden@mailbag.com

Project Owner (if not applicant): Cliff Fisher
Street Address: PO Box 1601
Telephone: (608) 294-7000 **Fax:** ()

City/State: Madison, WI **Zip:** 53701
Email: cliff.fisher@sbcglobal.net

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on January 29, 2016.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant James McFadden

Relationship to Property Architect

Authorized Signature _____

Date February 10, 2016



Memo

From: McFadden & Company
380 West Washington Avenue
Madison, Wisconsin 53703
(608) 251-1350 mcfadden@mailbag.com



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

Date: February 10, 2016

Project: 121 North Butler

Historical Context:

The development presented herein is a revival of a project originally proposed in 2007 and for which a PUD-SIP was recorded in 2008 just as the recession taking hold putting the project on hold.

There was a companion PUD-SIP allowing the restoration and reconstruction of the building originally located at 119 North Butler and its relocation to 524 East Johnson. This work has been completed.

Existing Conditions:

The site consists of five contiguous properties from which a new single parcel will be created located on the one hundred block between North Butler and Hancock Streets.

There are two existing buildings on North Hancock at 120 & 124, each with two (2) three-bedroom apartments. These will be retained and restored. The 119 North Butler parcel is now empty. The four flat at 123 and two flat at 125 North Butler will be demolished.

The existing rear yards are currently used for parking (10,230 SF of the site's 20,625 SF area is paved) and contain three functionally obsolete garage structures that will also be demolished.

Proposed Improvements:

A new four-story building fronting on Butler Street featuring compact rental dwellings priced and scaled to allow a person with a limited housing budget to live comfortably in a place of their own downtown. This is a segment of the market that is currently severely underserved and that has been largely ignored in other recent Isthmus developments.

When complete there will be a total of fifty-six (56) dwellings. There are four (4) three bedroom apartment in existing Hancock buildings and two (22) one, nine (9) two & one (1) three bedroom apartments in the proposed Butler Street building. This yields a residential point value of 1.25.

There will enclosed parking for 20 cars and 57 bikes under the building and for 4 cars and 10 bikes on grade. Taking advantage of topography that slopes down eight feet from southwest to northeast, the garage will be built into the grade with access via the existing drive between 120 and 124 North Hancock. Additional parking will be available to the residents in the Capitol North ramp immediately across Butler Street.

There will be two at grade accessible entries. A formal entry will be centered on the building's 60-foot wide Butler street face and a second more functionally oriented access will be provided mid building to the north. The second of these will have parking for visitor's bikes and will allow servicing of the enclosed ground floor trash room.

The Butler Street façade will be faced predominately with modular scaled masonry and fashioned in emulation of the stately masonry earlier 20th century vintage apartment buildings found interspersed on mixed scale blocks around the downtown's core area. The side and rear elevations will be faced with a mix of similarly scaled brick below and fiber cement lap siding above. Each dwelling will have its own balcony.

The intent is to keep site work to a minimum. There will be some grading at the entries but otherwise the existing slope will be largely retained. Surface parking will be limited to the four stalls intended for the four Hancock Street dwellings. The site's paved area will be reduced from 10,230 SF to 3,715 SF and on grade usable open space will correspondingly increase from 1,510 SF to 3,400 SF. All told 7,880 SF of the site's area (38%) will be landscape. The possibility of a rain garden is being actively explored.



119-121 North Butler
February 10, 2016



View Northeast Up Butler Street



119, 123 & 125 North Butler Street



119, 123 & 125 North Butler Street



130, 132 & 136 North Butler



130, 132 & 136 North Butler



126 North Butler & Capitol North Ramp



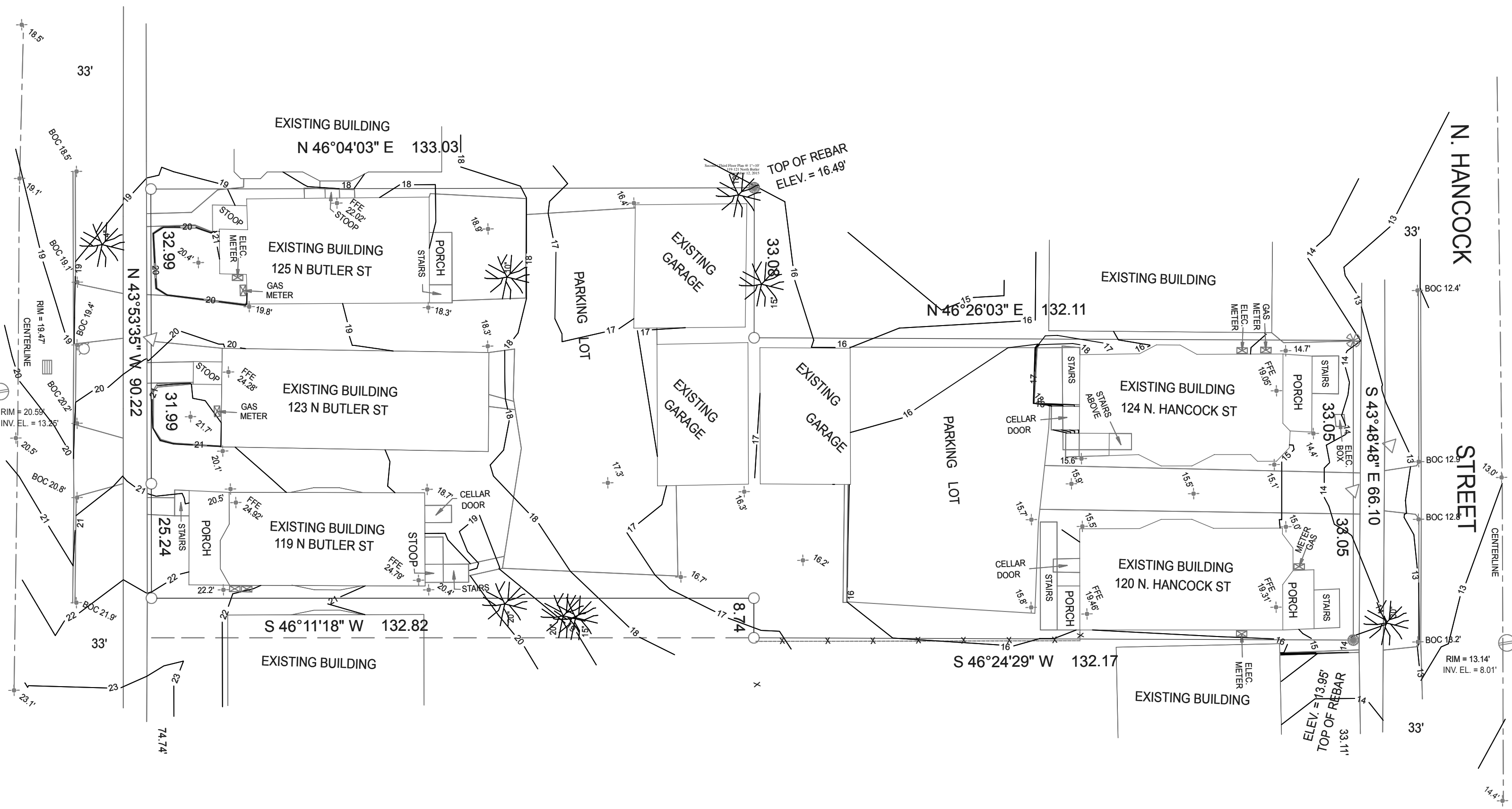
Relocation of 119 North Butler

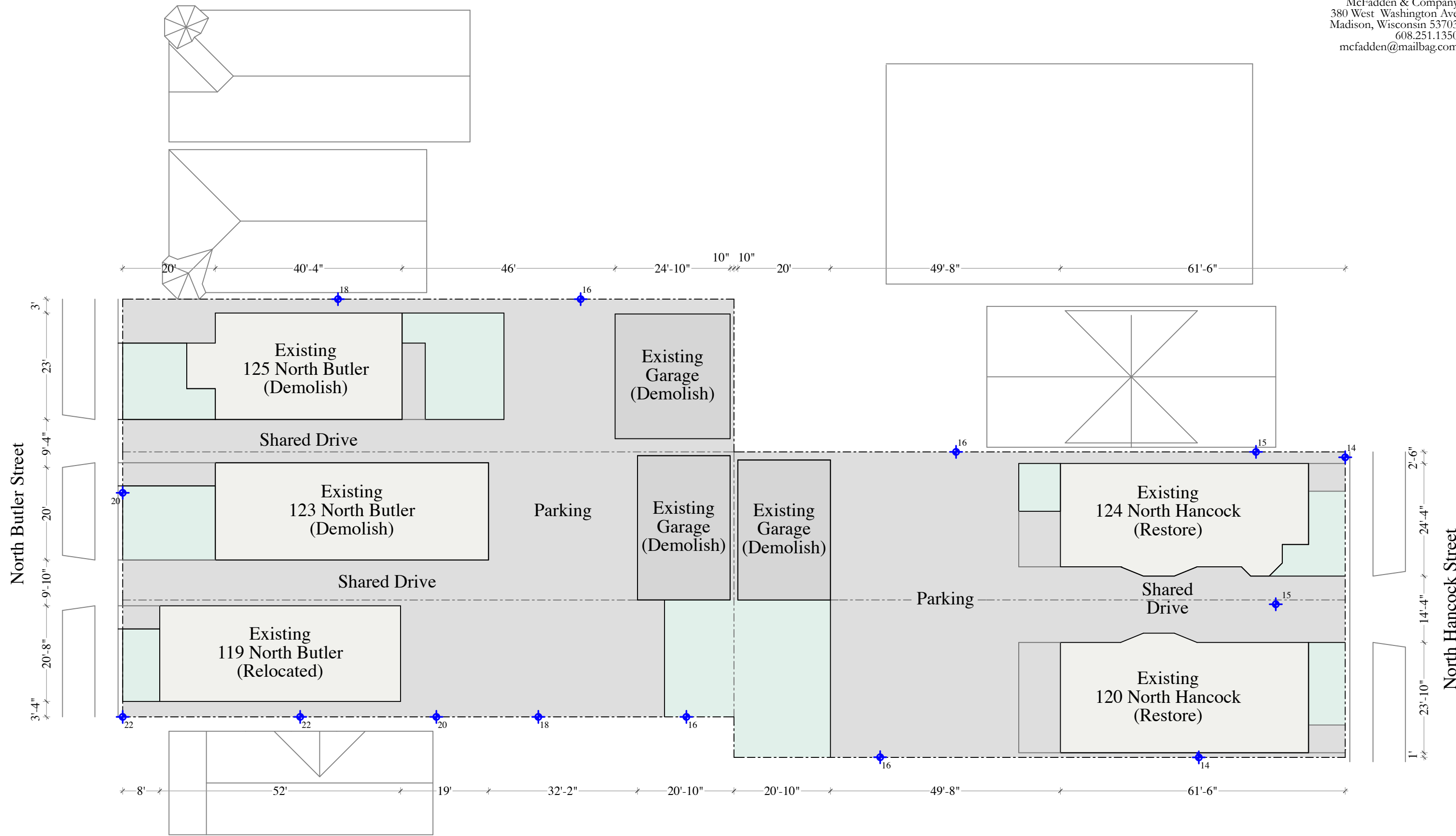


119, 123 & 125 North Butler Street from the Rear

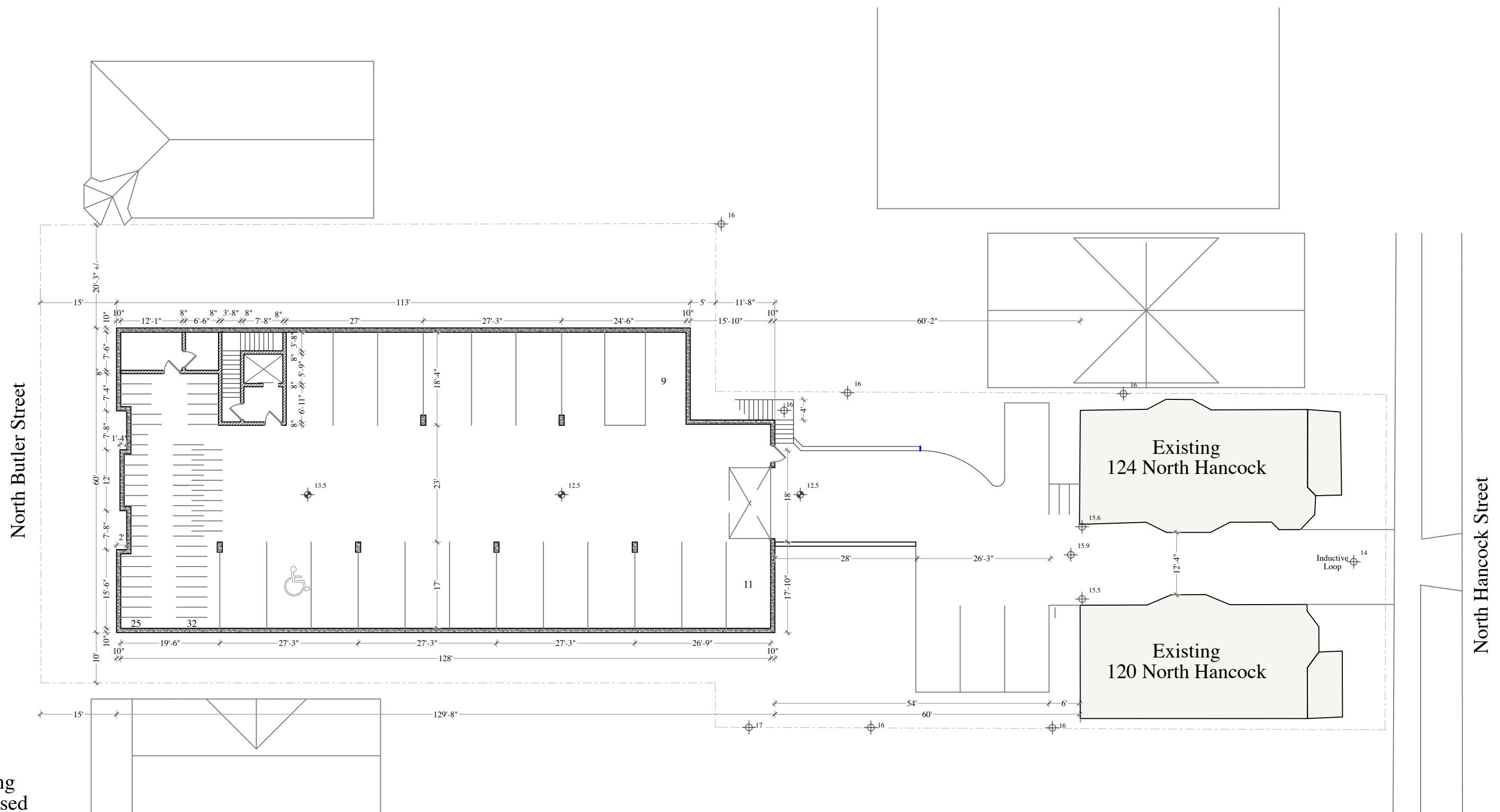


120 & 124 North Hancock
119-121 North Butler
February 10, 2016





Site Area	20,625 SF
Coverage	
Buildings	7,318 SF
Paved	10,230 SF
Total	<u>17,548 SF</u>
Useable Open Space	1,510 SF



North Butler Street

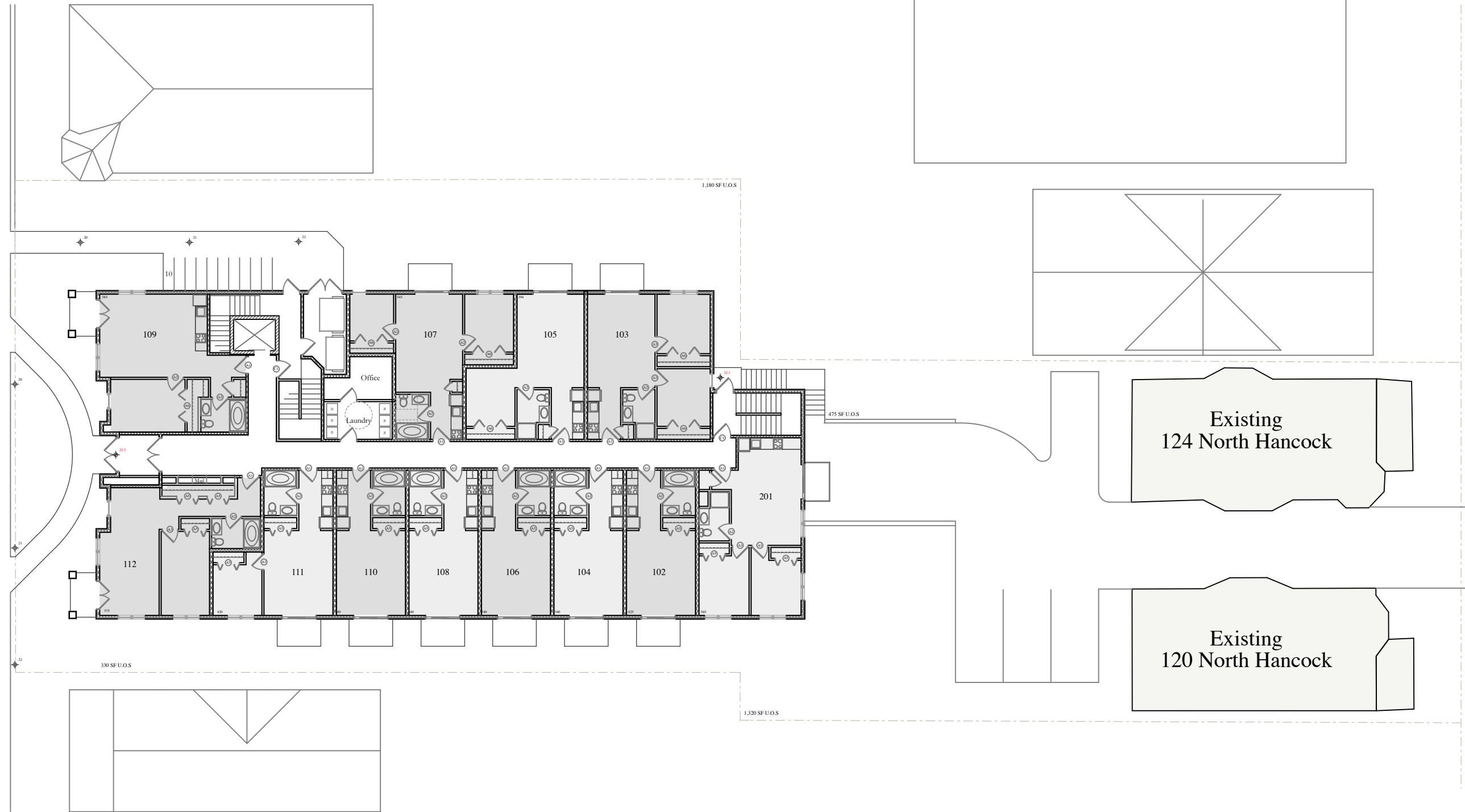
North Hancock Street

- Auto Parking
- 20 Enclosed
- 4 Surface
- 24 Total
- Scooter Parking
- 3 Surface
- Bike Storage
- 57 Enclosed
- 10 Surface
- 67 Total

Site / Parking Level Plan @ 1" 20'
 119-121 North Butler
 February 10, 2016

North Butler Street

North Hancock Street

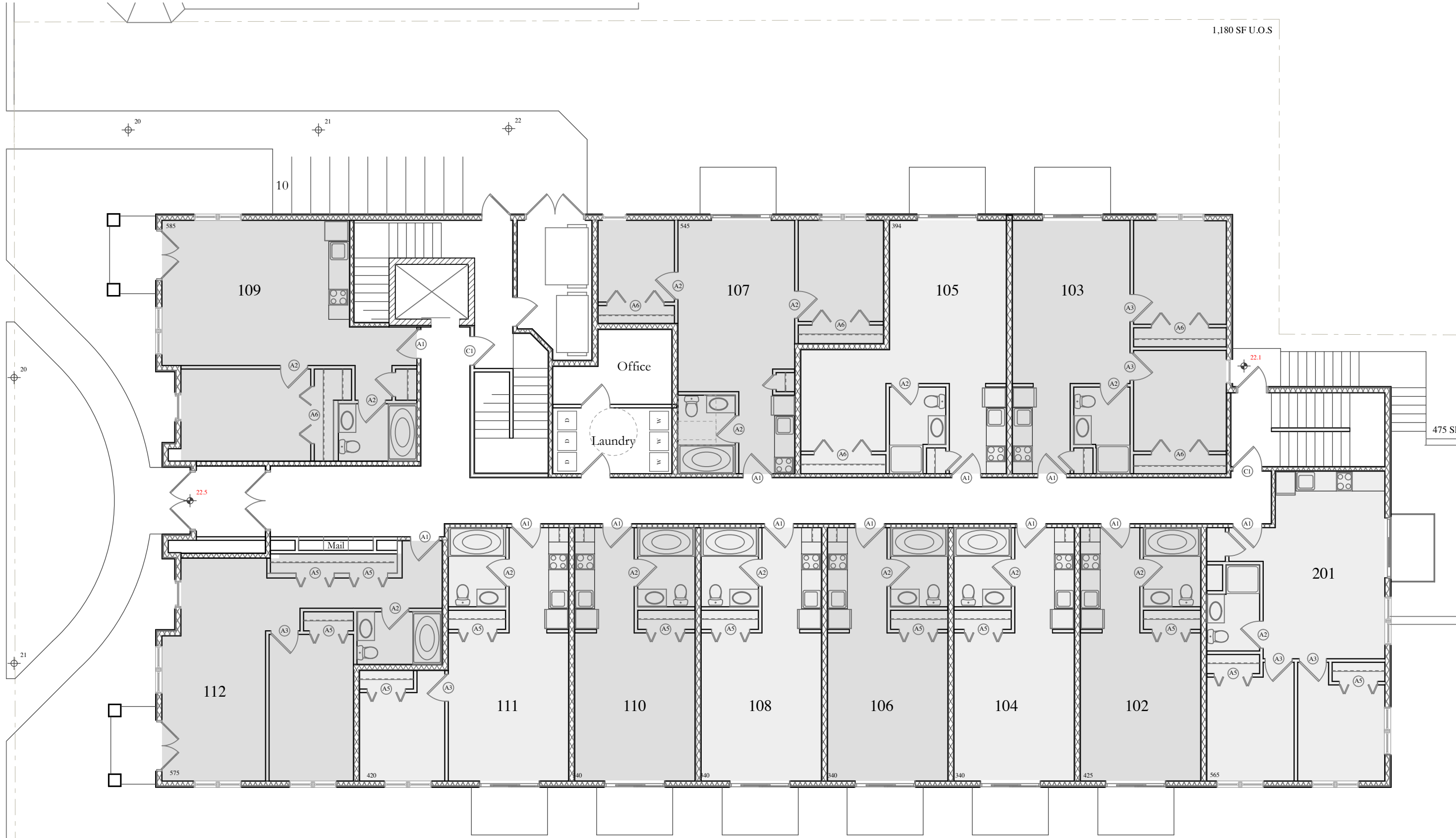


Project Data:

	<u>Required</u>	<u>Proposed</u>
Site Area	3,000 SF	20,625 SF
Coverage		
Buildings		9,545 SF
Drives & Parking		2,810 SF
Walks		810 SF
Coverage	75% Max	46%
Front Yard	15'	15'
Side Yard	5'	10' South & 20'-4" North
Rear	60'	60'
Width	60' Max	60'
Max Height	4 Stories	4 Stories
Open Space	2,800 SF	5,480 SF (3,400 Ground + 2,080 Balcony)

Ground / Site Floor Plan @ 1"= 20'
 119-121 North Butler
 February 8, 2016

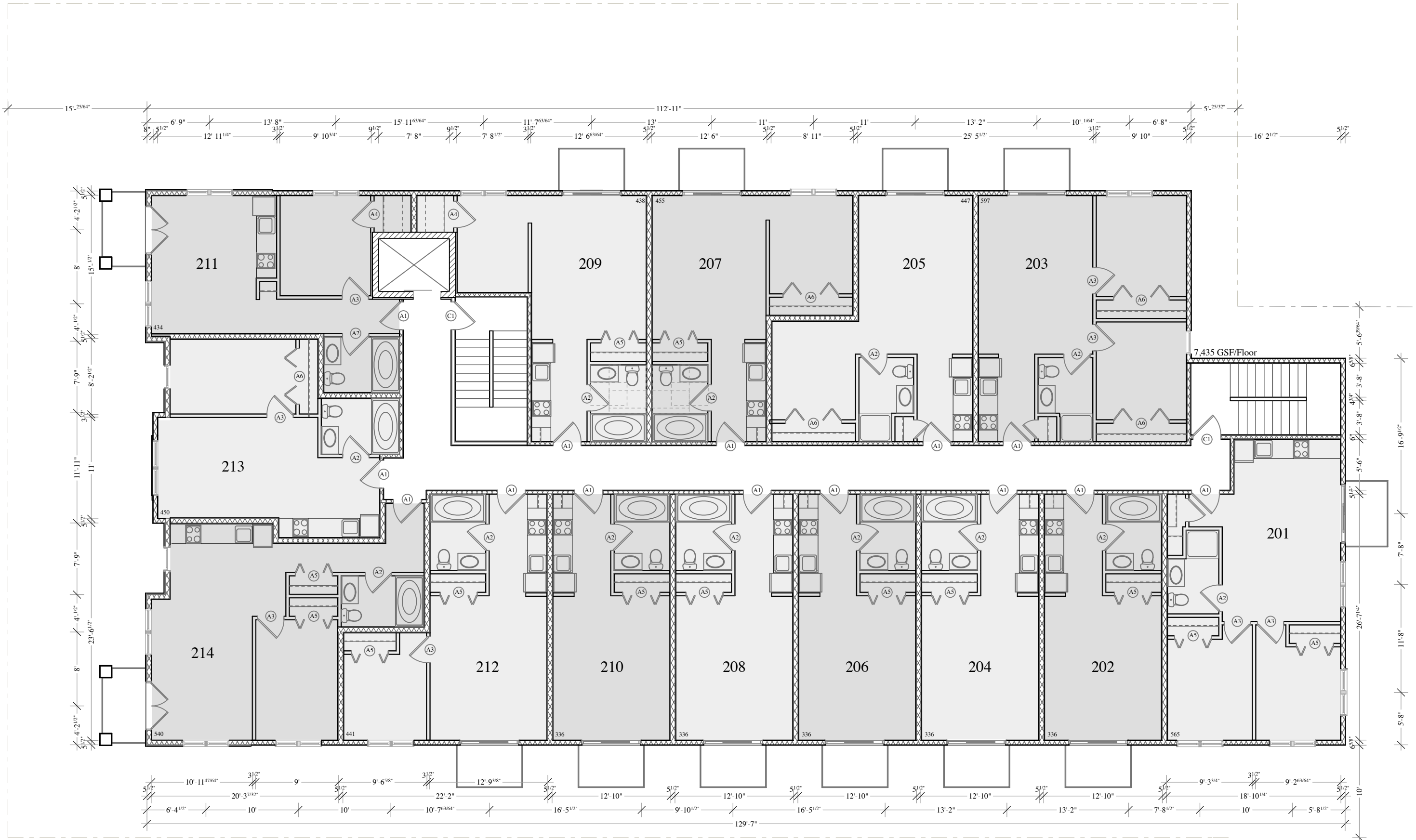
1,180 SF U.O.S



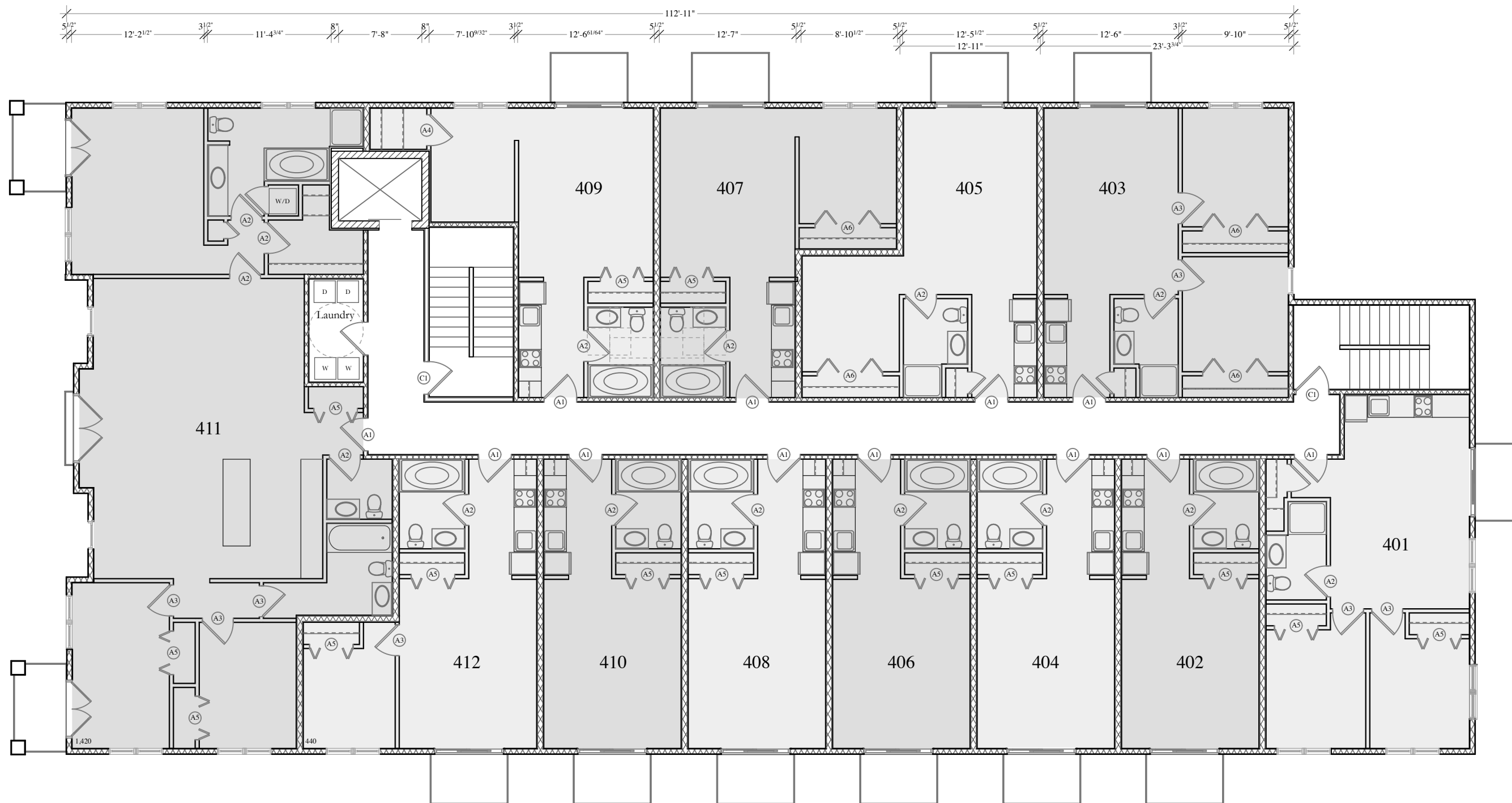
- Unit Data:**
- 20 New Studios
 - 22 New One Bedroom
 - 9 New Two Bedroom
 - 1 New Three Bedroom
 - 4 Existing Three Bedroom
 - 56 Total Apartments
 - 1.25 Residential Point Value

330 SF U.O.S

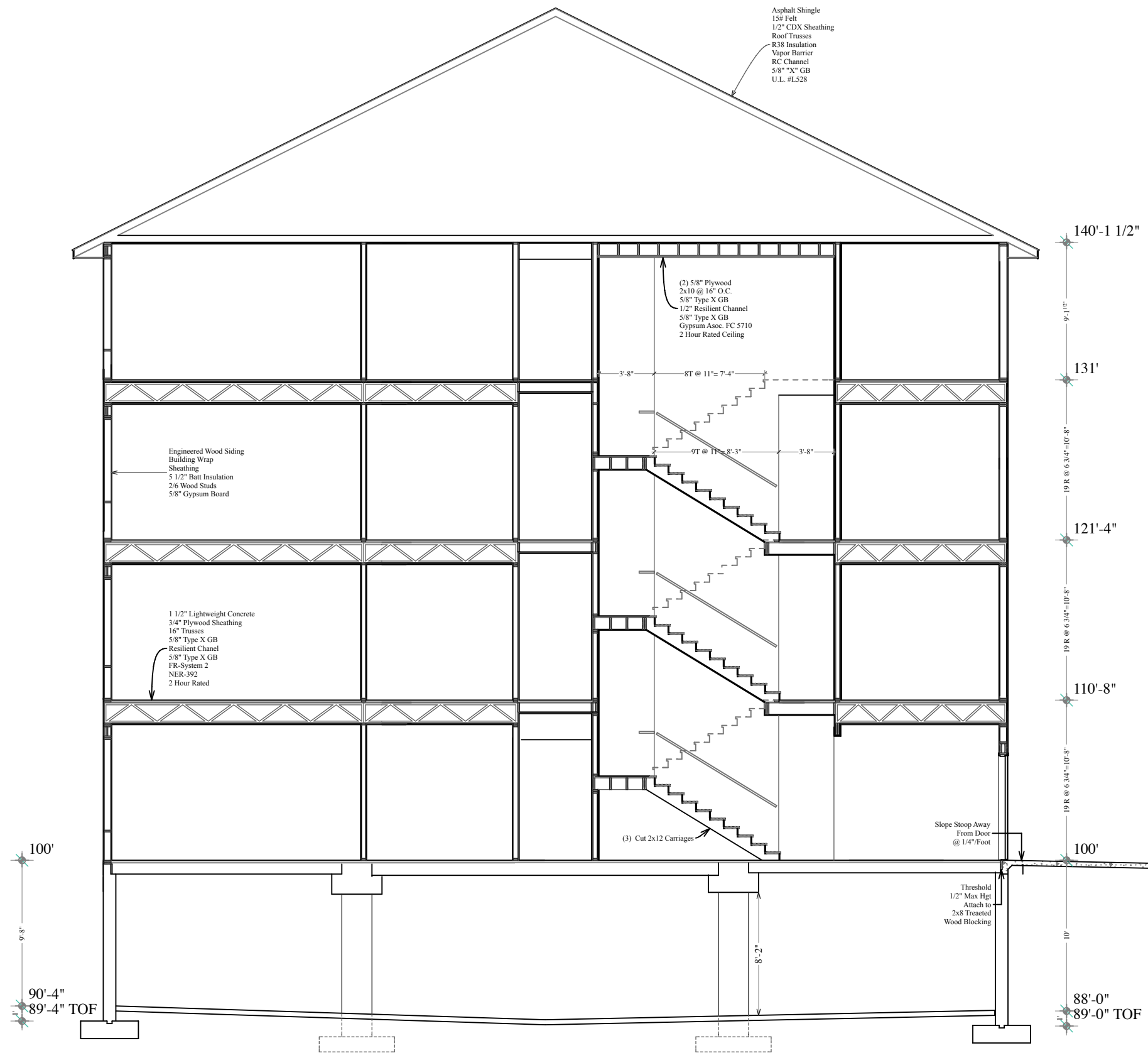
Ground Floor Plan @ 1"=10'
 119-121 North Butler
 February 8, 2016



Second / Third Floor Plan @ 1"=10'
 119-121 North Butler
 February 8, 2016



Fourth Floor Plan @ 1" 10'
 119-121 North Butler
 February 8, 2016



Stair Section @ 1/8"=1'-0"
119-121 North Butler
February 8, 2016





East Elevation



West or Butler Street Elevation



North Elevation @ 1"=10'
119-121 North Butler
February 8, 2016