

# Butler Street Development

## Our Team

**Kaba Baal, LLC: Kaba Bah**

**Sketchworks Architecture, LLC: Steve Shulfer**

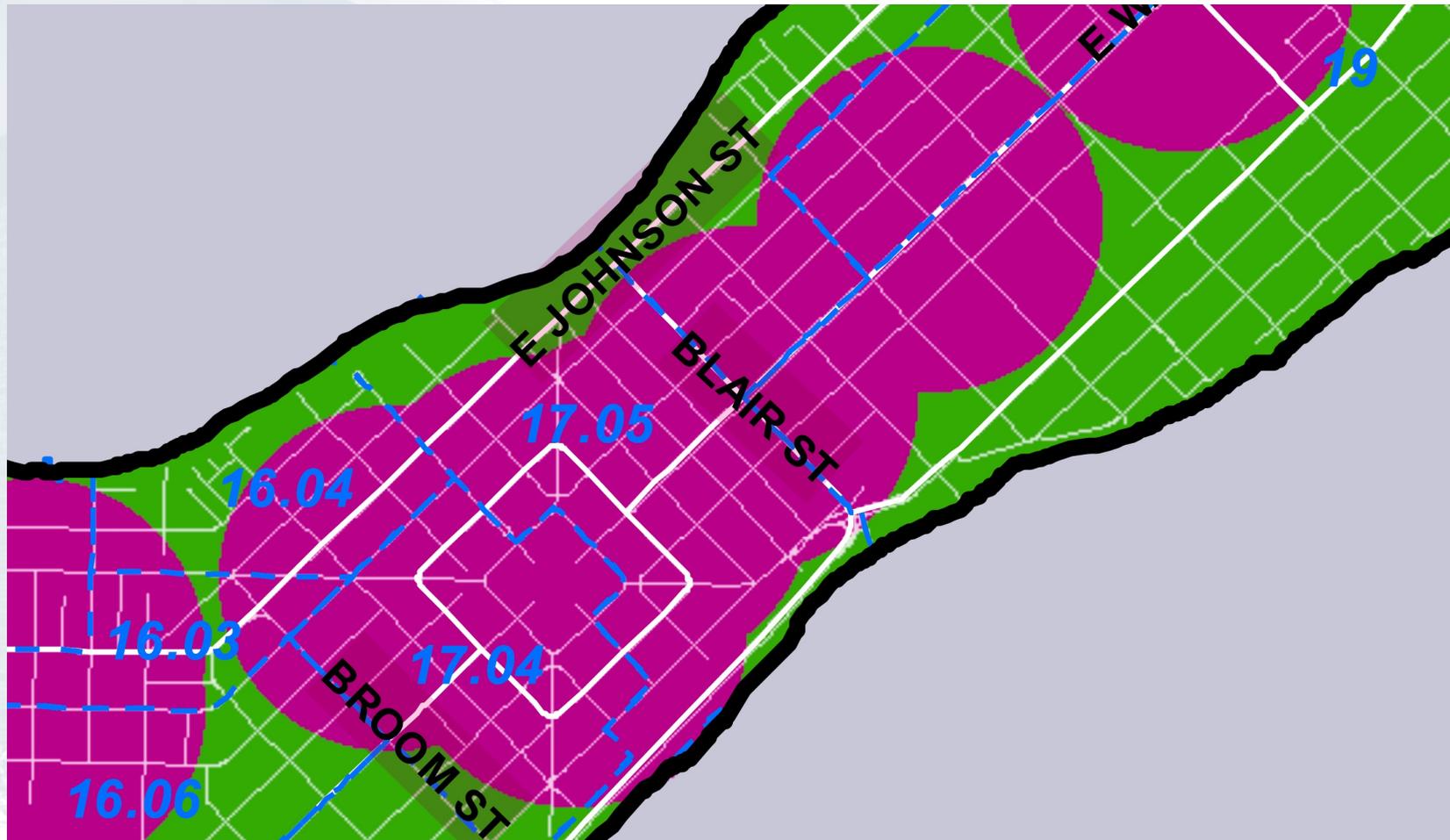
**National Construction, Inc.: Bernie Lange**

**& SCS Engineers**

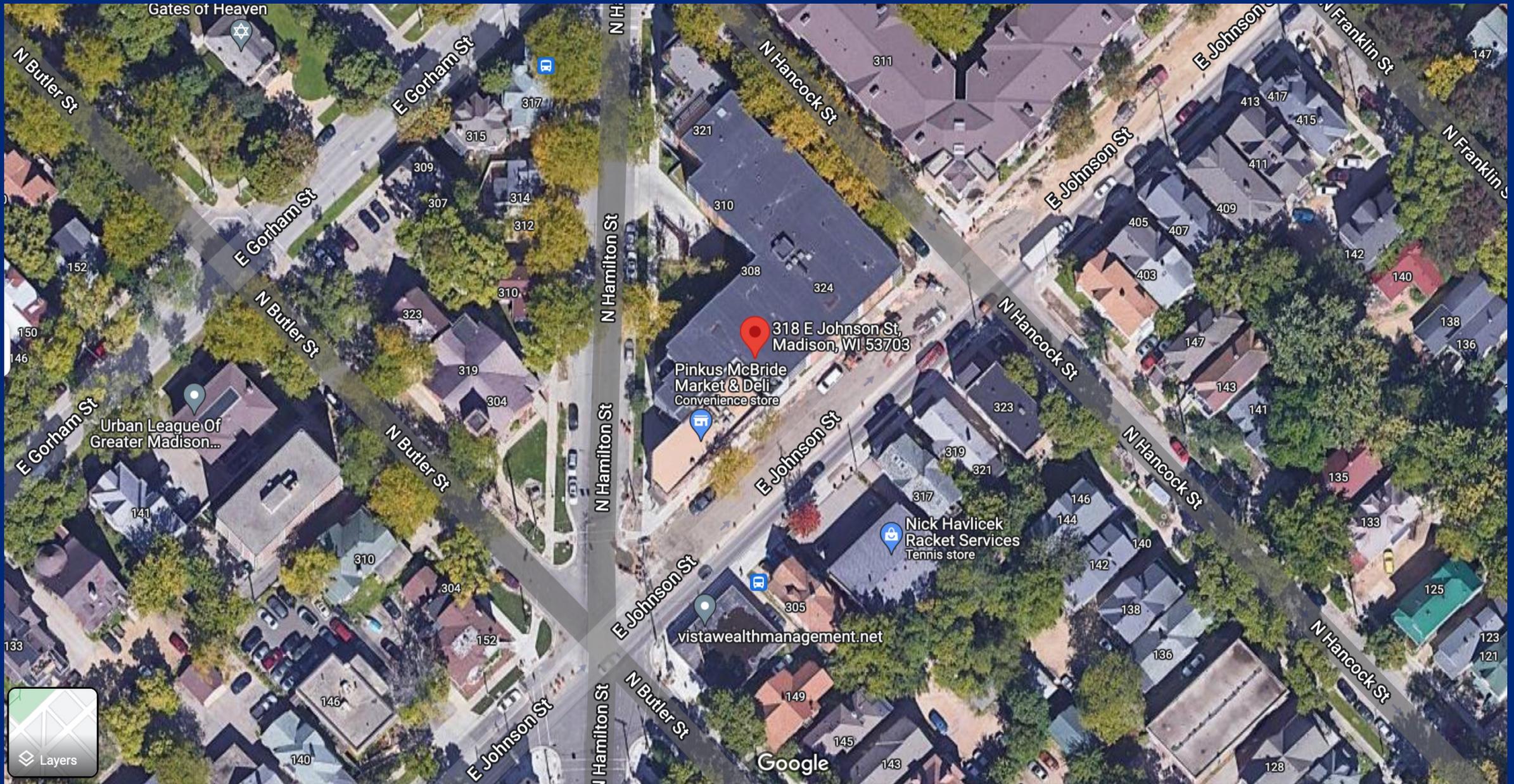


# Butler Street Development

Location: Super preferred



# Zoning: DR-1



# Butler Street Development



# Butler Street Development

## Rehab and double units from 4 to 7 units

- Location: Core downtown, Super preferred, strong connection.
- Expand housing choices & commit to long term affordability.
- Sustainable design, energy efficiency, Zero net carbon.
- Aligns with city comprehensive plans.
- Current zoning DR1

299 E Johnson St  
Madison, Wisconsin



Google

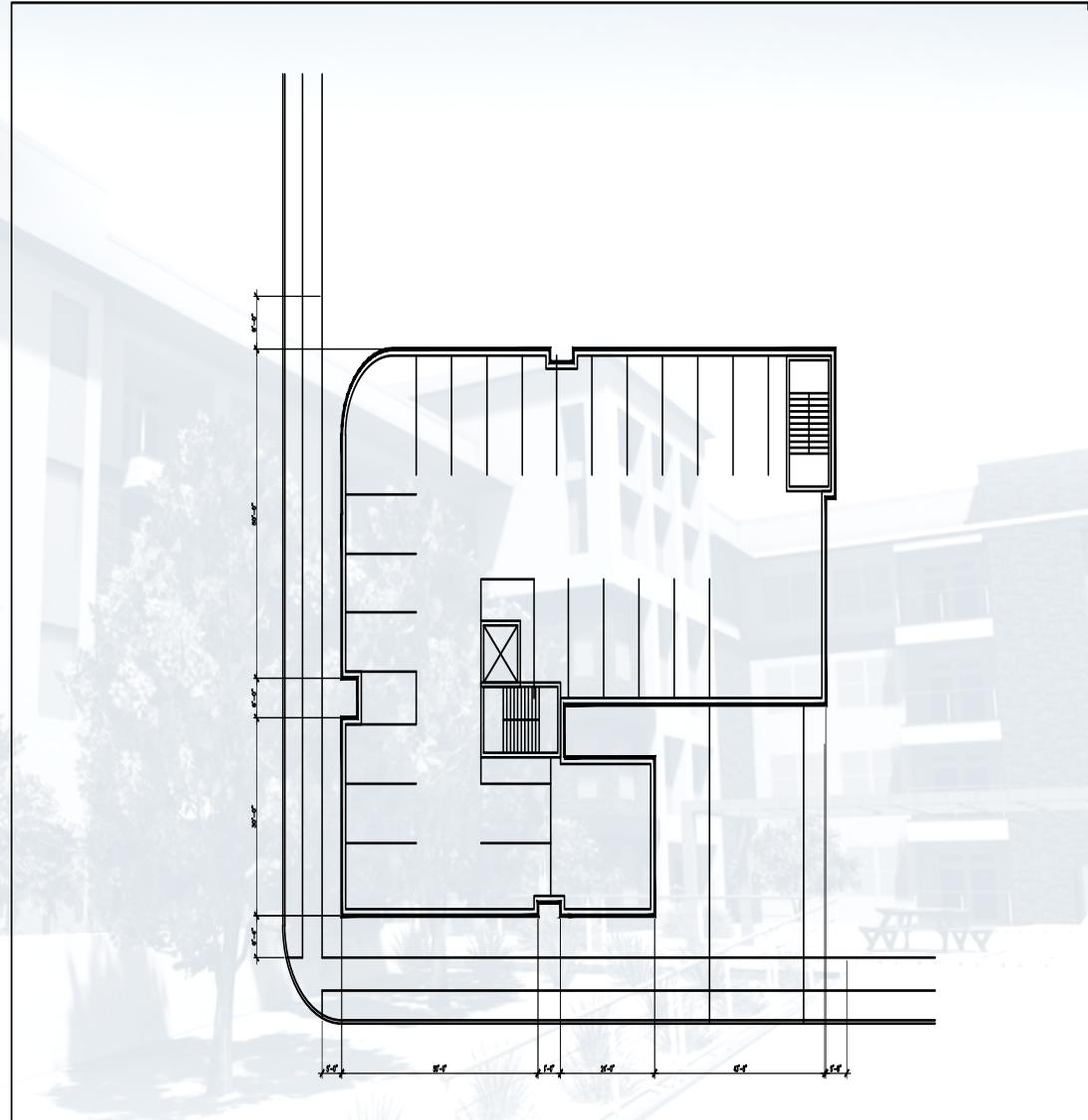


Street View - Oct 2021



# Butler Street Development

Second attempt  
More parking

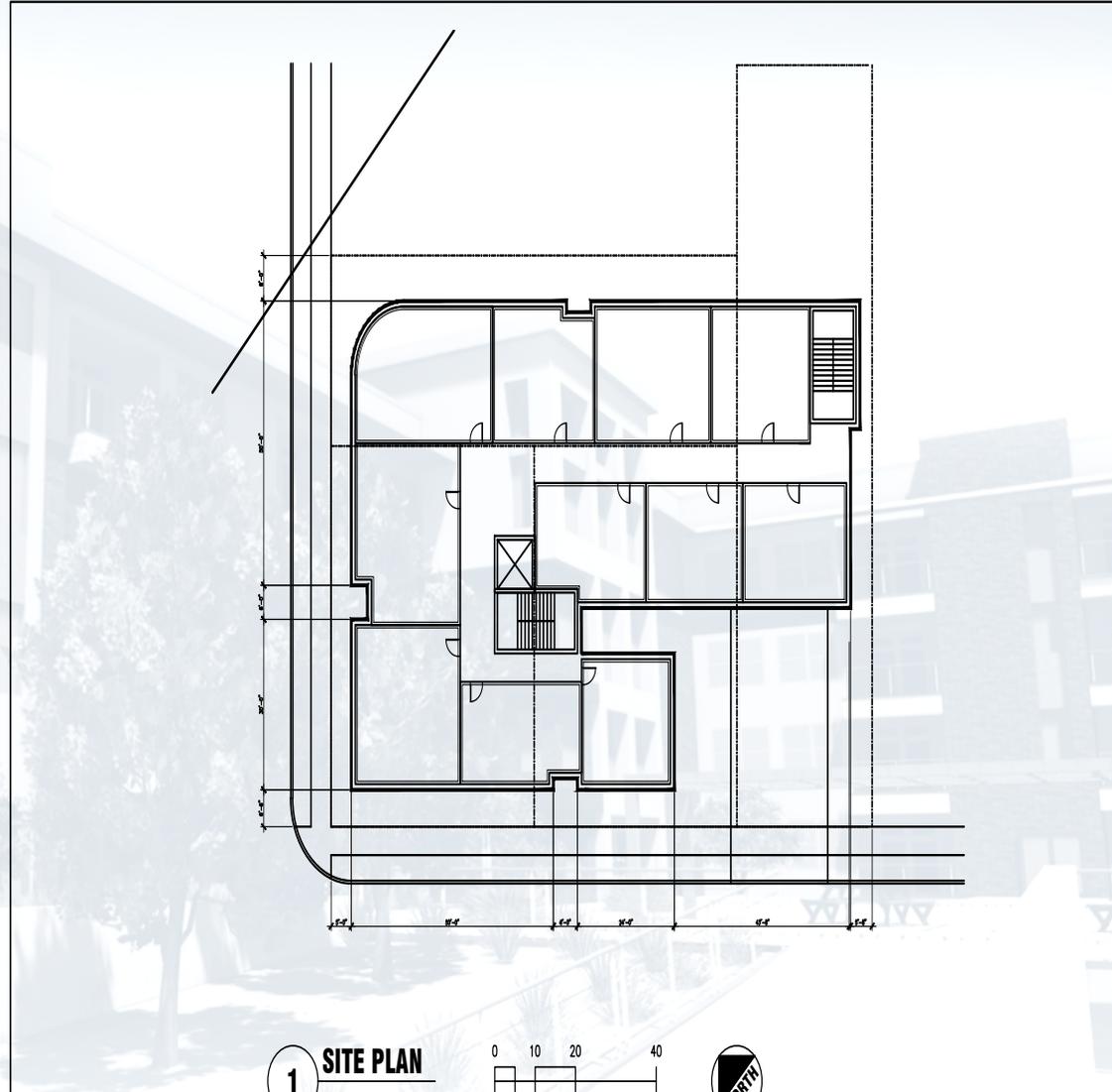


**BUTLER & E JOHNSON**  
APARTMENT DEVELOPMENT  
MADISON, WI

2/23/2022  
CONCEPT

# Butler Street Development

Second attempt  
Bigger footprint



**Sketchworks**  
architecture

**BUTLER & E JOHNSON**  
APARTMENT DEVELOPMENT  
MADISON, WI

2/23/2022  
CONCEPT

1 SITE PLAN

0 10 20 40



AS1.2

# Butler Street Development

Similar quality to our Beaver Dam project

- 60units
- Phase I, II, 36 units: Owner occupied.
  - Phase III, work force housing
  - 24units, & Commercial



# Butler Street Development

Construction Quality: 4\*\*\*\* (coStar rating)



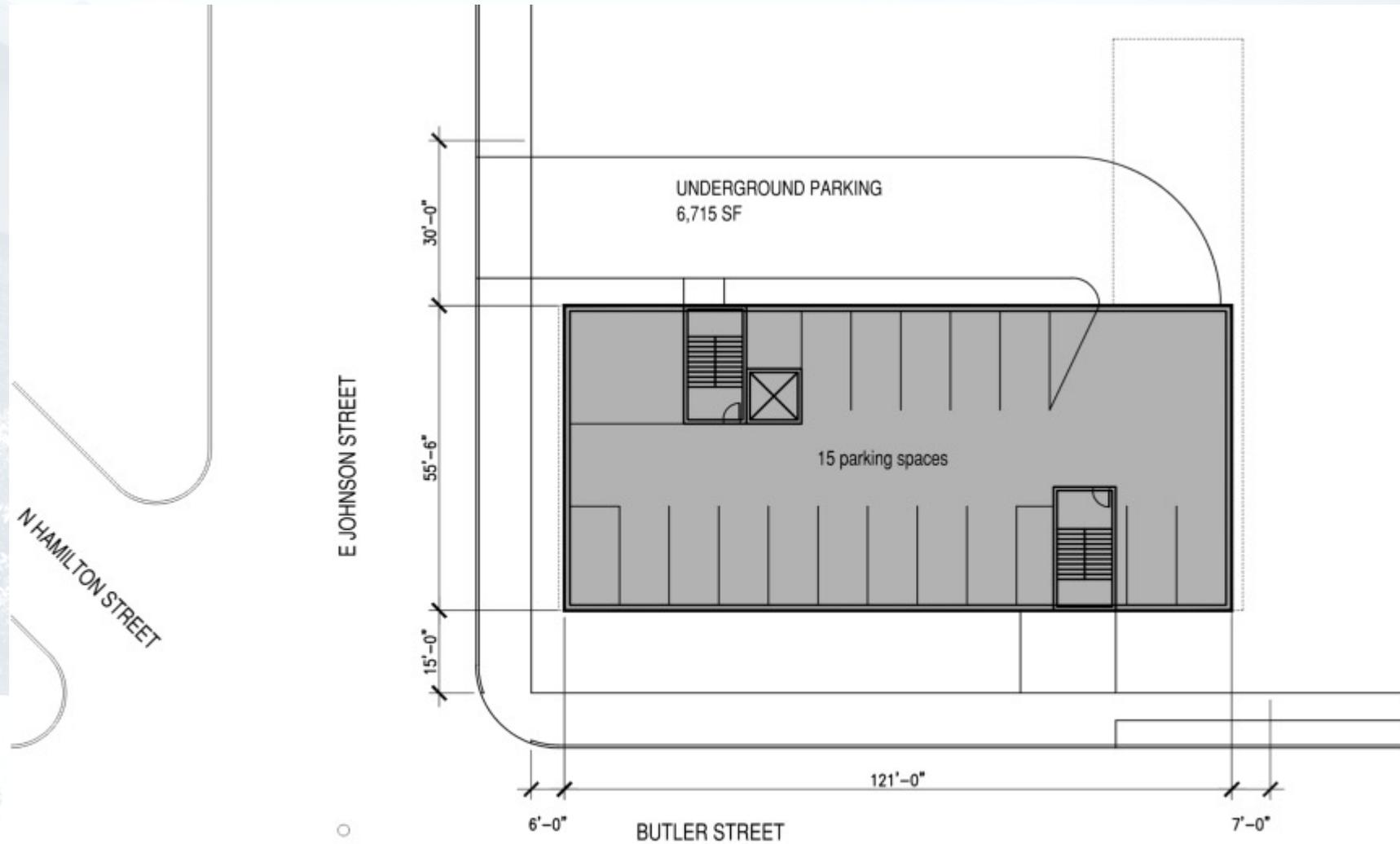
# Butler Street Development

## Our Solution

Post Zoning meeting  
Lost 35% parking

### Lower level:

Underground parking:  
15 vehicle stalls  
Mechanical  
Bicycle parking



# Butler Street Development

## Our Solution

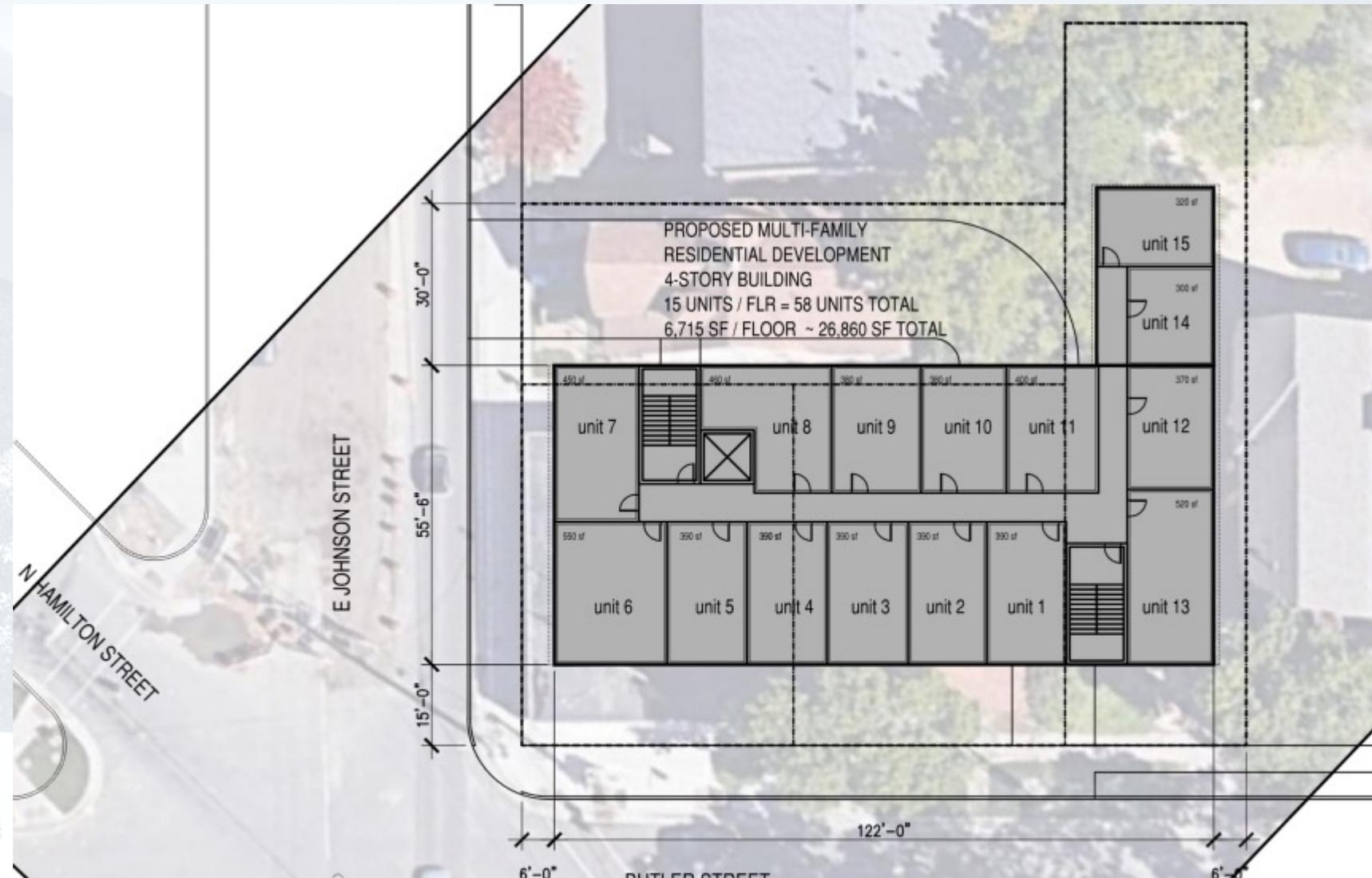
Footprint shrinks  
Unit size shrinks

### Floor 1:

Resident entry, mail  
Elevator & stair lobby  
13 resid. units

### Floors 2, 3, 4:

15 resid. units ea.



# Nice neighbor's



[Home](#) / [Wisconsin](#) / [Madison](#) / 311 E Johnson St

## 311 E Johnson St

311 E Johnson St, Madison, WI 53703

[Downtown Madison](#)

★ ★ ★ ☆ ☆ (0 reviews) ▾

✓ Verified Listing

### Pricing & Floor Plans

Check Back Soon for Upcoming Availability

[Alert Me About Listings](#)

Beds	Baths	Average SF	Availability
Studio	1 Bath	294 SF	Not Available

🕒 6 Days Ago



### Similar Rentals Nearby

#### Ovation 309

309 W Johnson St, Madison, WI 53703



\$1,695 - 4,995

1-3 Beds

Dog Friendly, Cat...

📞 (844) 793-93...

[Email](#)

#### Domain

409 W Johnson St, Madison, WI 53703



\$1,488 - 3,491

1-2 Beds



# Butler Street Development

## Questions for our team: Driveway



# Butler Street Development

Questions for our team: (2) Building demo





- (1) Outdated technology
- (2) Frustrated tenants
- (3) Poor use of space
- (4) Choking housing needs
- (5) Flooded basement

# Butler Street Development

## Summary

### CONTINUE:

- (1) Cover asbestos
- (2) More paint on lead paint
- (3) Flooded crawl spaces
- (4) No energy efficiency
- (5) Rotten materials

### Start a new page:

- (1) No asbestos
- (2) No lead paint
- (3) Environment friendly
- (4) Energy efficiency
- (5) 20-40 New affordable housing
- (6) Guaranteed for 40yrs to come.

# *Butler Street Development*

THANK YOU FOR YOUR TIME AND  
SUPPORT.

Thank you.

# Butler Street Development

Questions for us?

