

# 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

Date Submitted: <u>November 14, 2016</u>	Informational Presentation Initial Approval Final Approval
UDC Meeting Date: <u>December 6, 2016</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

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

1. Project Address: 119, 123 & 125 North Butler and 120 & 124 North Hancock

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-\$500 fee)  Street Graphics Variance\* (public hearing-\$300 fee)  
 Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

### Other:

Please specify: Conditional Use

### 3. Applicant, Agent & Property Owner Information:

Applicant Name: Cliff Fisher  
Street Address: 107 N Hancock  
Telephone: (608) 213-2828 Fax: ( )

Company: \_\_\_\_\_  
City/State: Madison, WI Zip: 53703  
Email: cliff.fisher@sbcglobal.net

Project Contact Person: James McFadden  
Street Address: 380 W 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): \_\_\_\_\_

Street Address: \_\_\_\_\_

Telephone: ( ) Fax: ( )

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

### 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, 2015.

(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 Cliff Fisher Relationship to Property Owner  
Authorized Signature  Date November 15, 2016



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119-127 North Butler  
\*\*\*\*\*Ugr vgo dgt'42 2016





00 block of North Butler looking Southwest



00 block of North Butler looking Southeast



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

**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.*

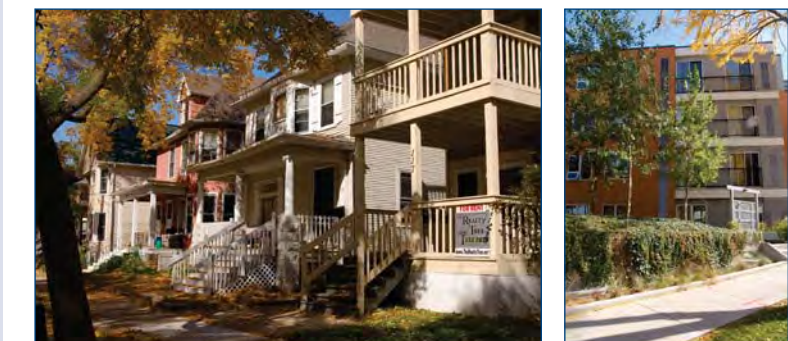
**Recommendation 106:** *Consider establishing a Neighborhood Conservation District as identified in the Downtown Historic Preservation Plan.*

**James Madison Park**

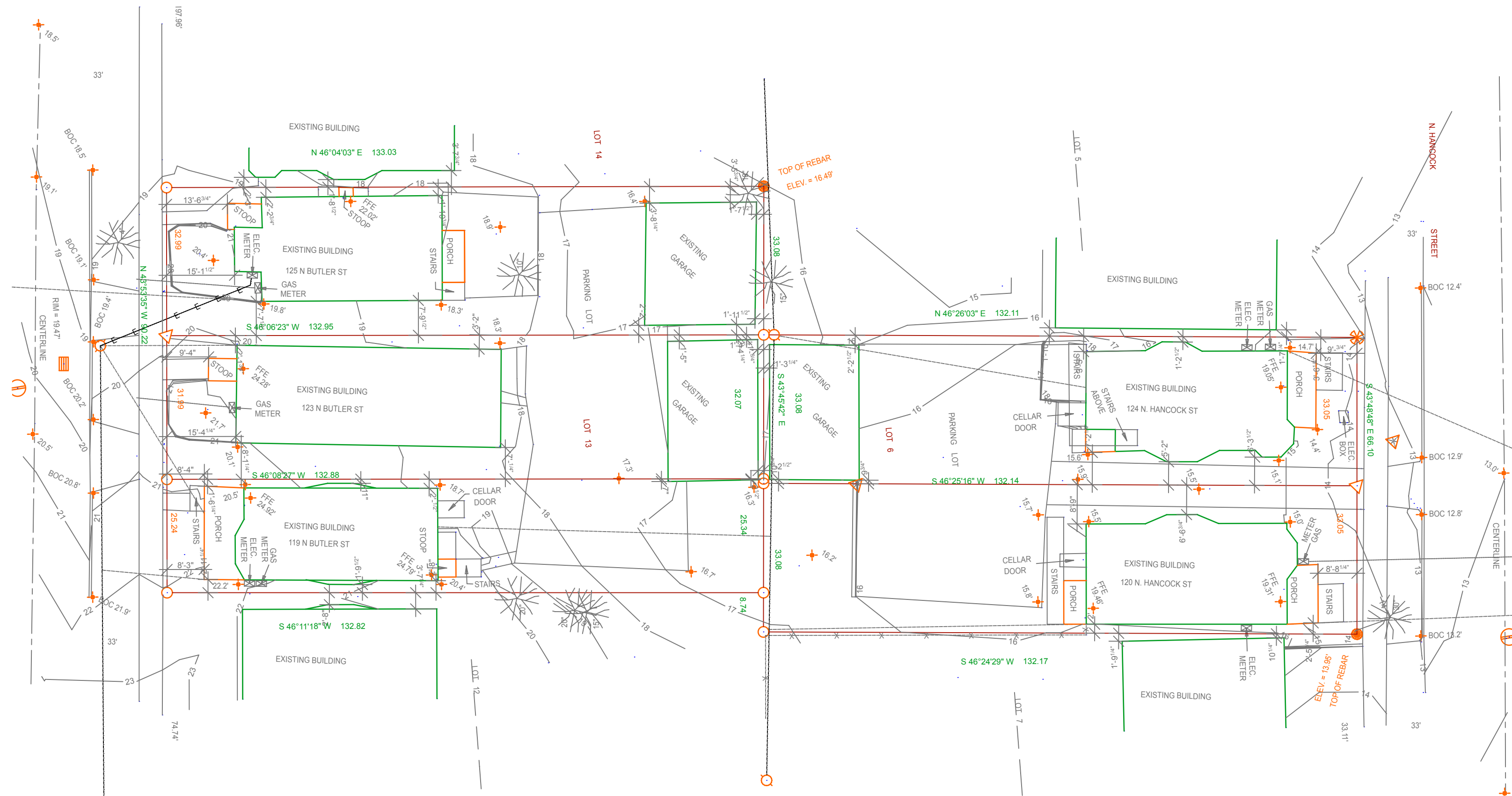
The James Madison Park neighborhood is characterized by fairly intact blocks of two- to three-story houses. Many of these houses have been long time rental properties and include larger units that would accommodate families with children.

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





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



View from North West



View from South West



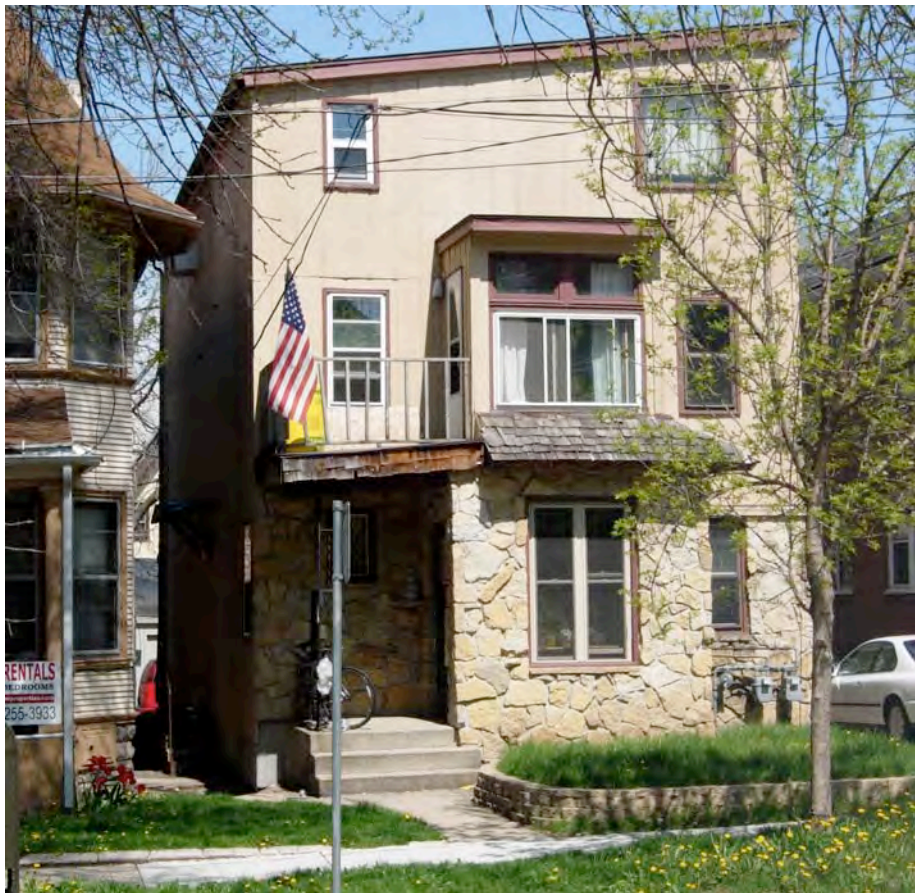
View from North East



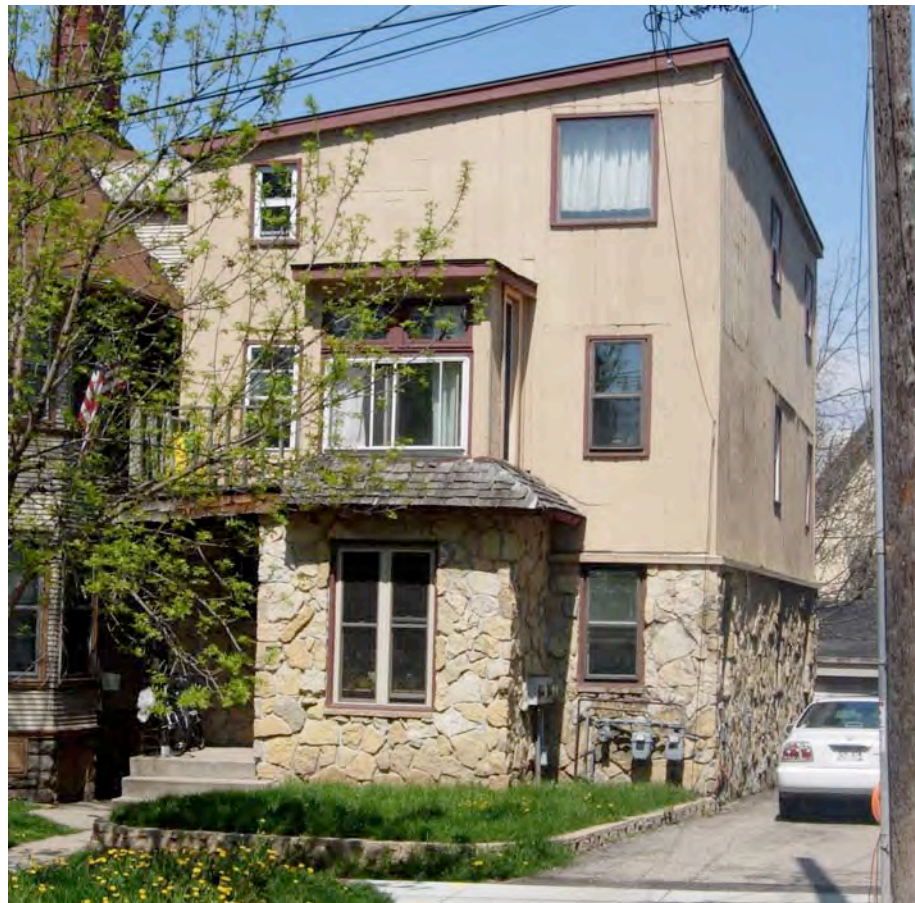
View from South East

123 North Butler Existing Exterior Conditions  
May 5, 2007

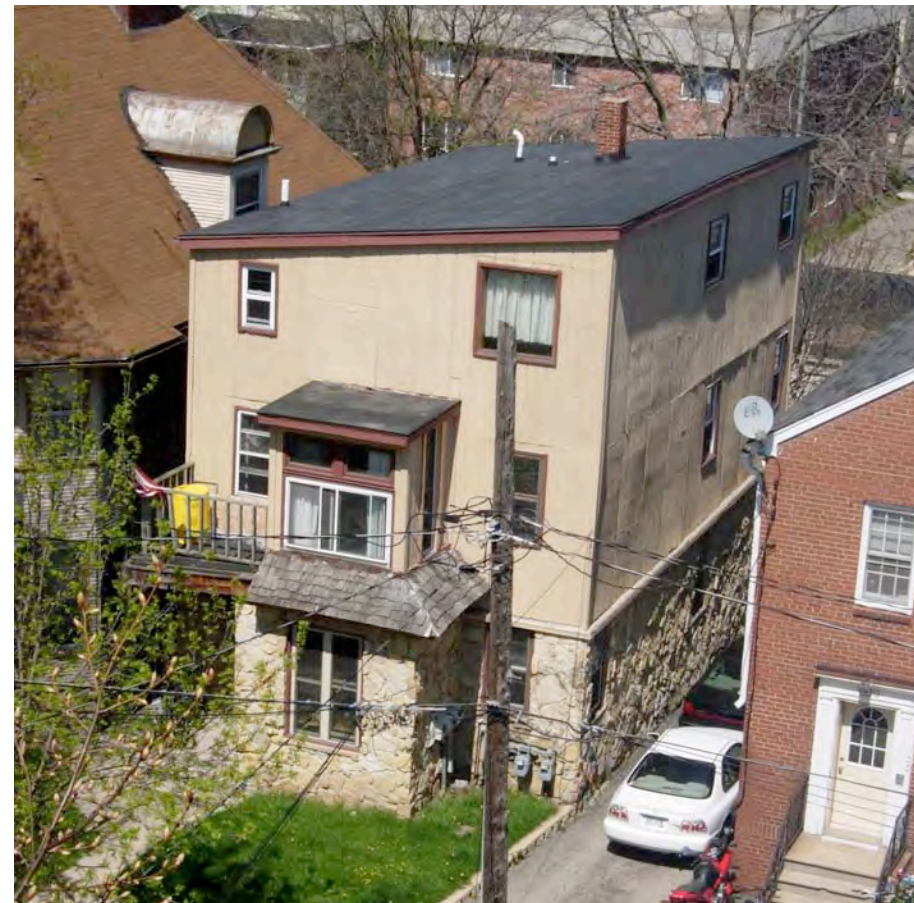




View from North West



View from South West



View from South West



View from North East

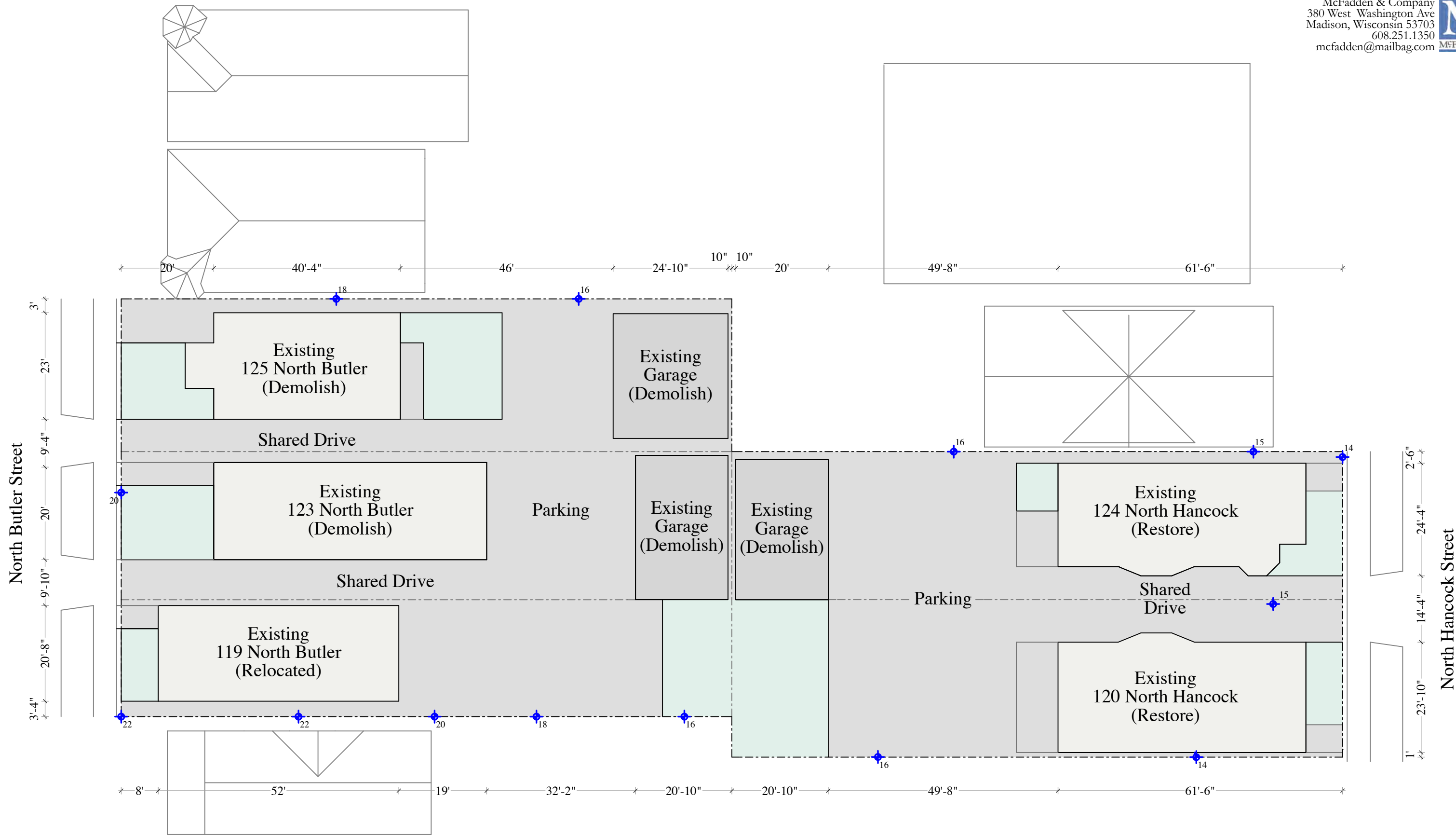


View from South East



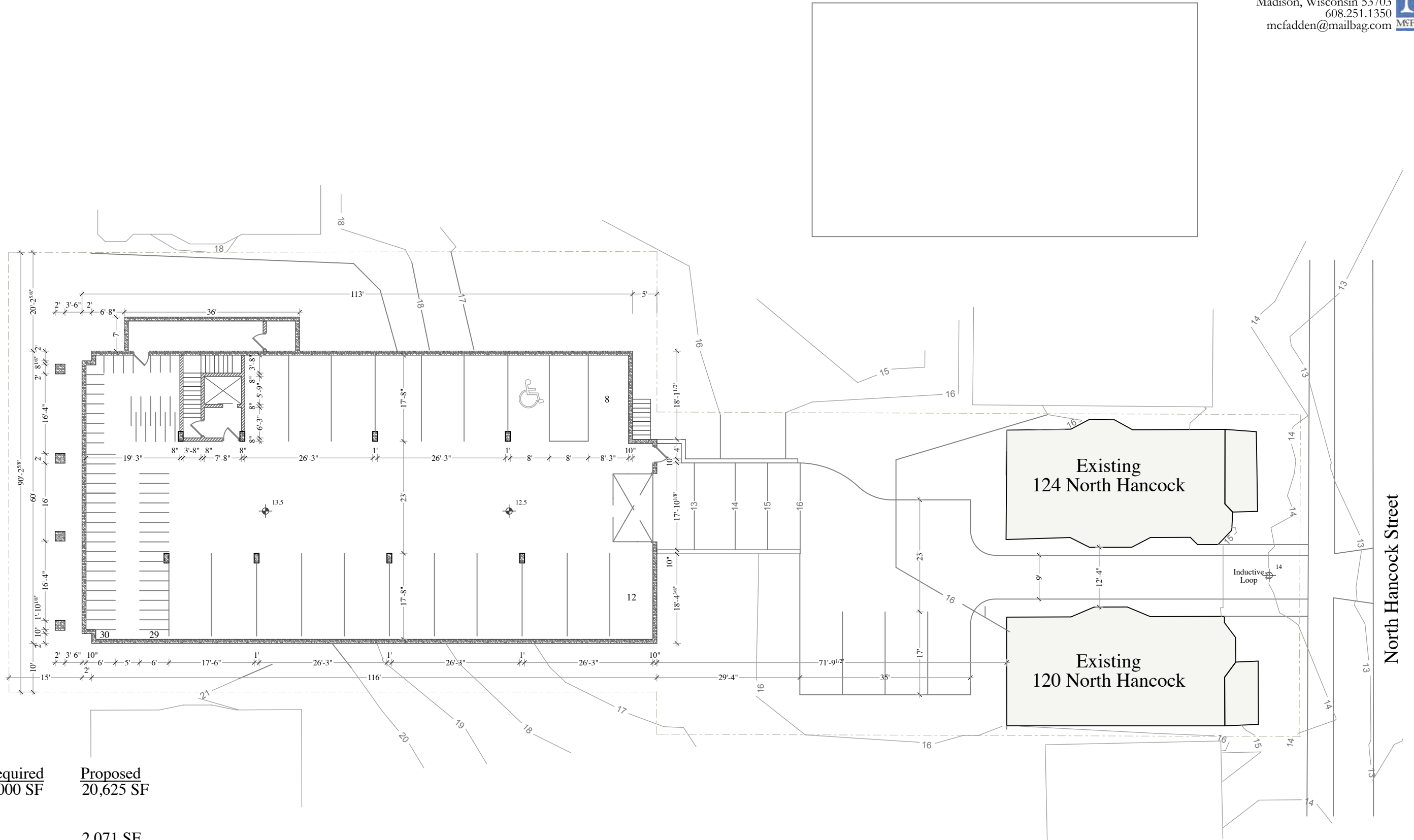
View from South East

125 North Butler Existing Exterior Conditions  
May 5, 2007



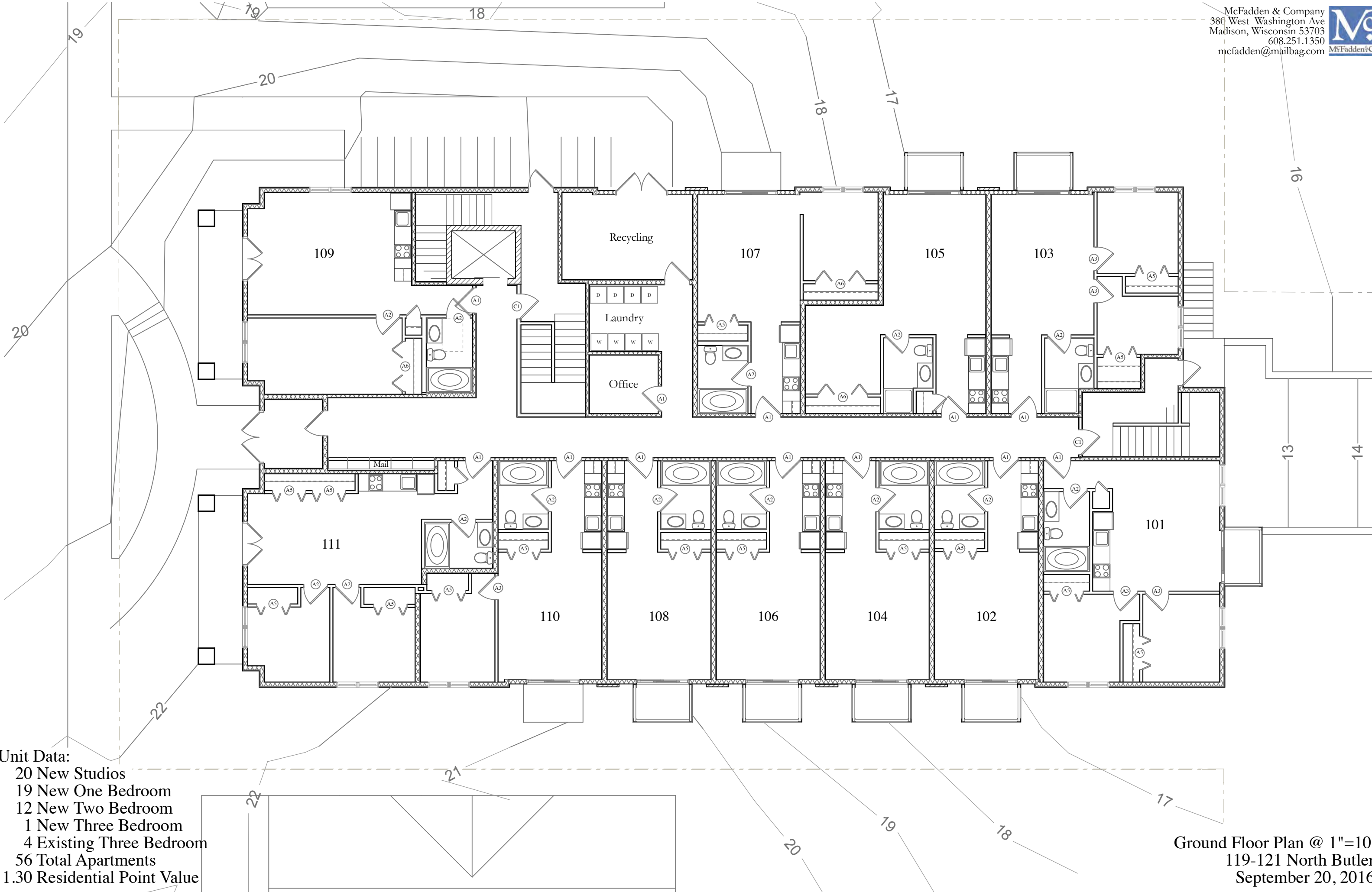
Site Area	20,625 SF
Coverage	
Buildings	7,318 SF
Paved	10,230 SF
Total	17,548 SF
Useable Open Space	1,510 SF

Auto Parking  
 19 Enclosed  
 4 Surface  
 23 Total  
 Bike Storage  
 59 Enclosed  
 10 Surface  
 69 Total



**Project Data:**

	<u>Required</u>	<u>Proposed</u>
Site Area Coverage	3,000 SF	20,625 SF
Buildings		
Existing		2,071 SF
New		6,984 SF
Drives & Parking Walks		2,700 SF
Coverage	75% Max	62%
Front Yard	15'	15'
Side Yard	5'	10' South & 20'-4" North
Rear Yard	60'	71'-8"
Width	60' Max	60'
Max Height	4 Stories	4 Stories
Open Space	2,800 SF	6,300 SF (4,100 Ground + 2,220 Balcony)

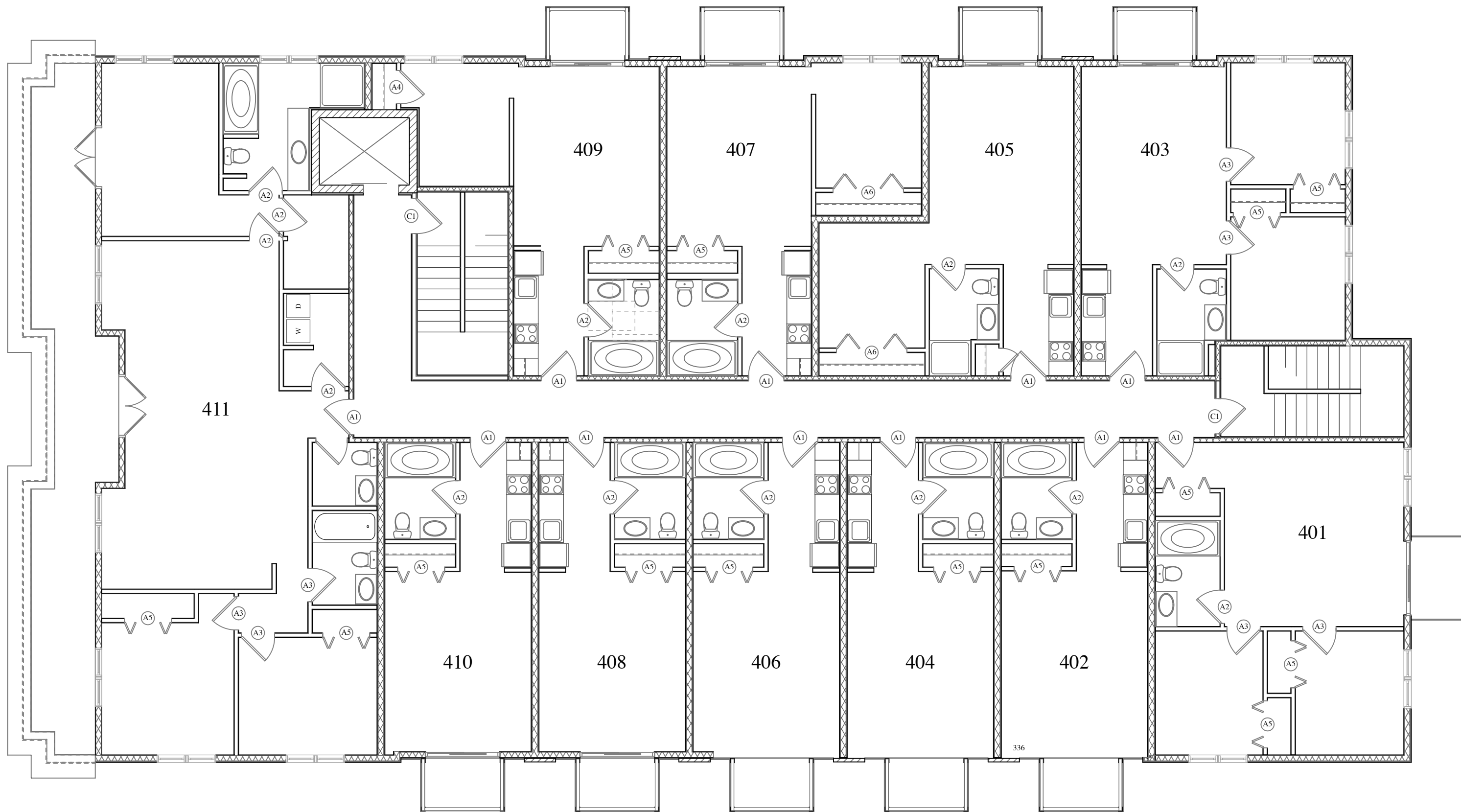


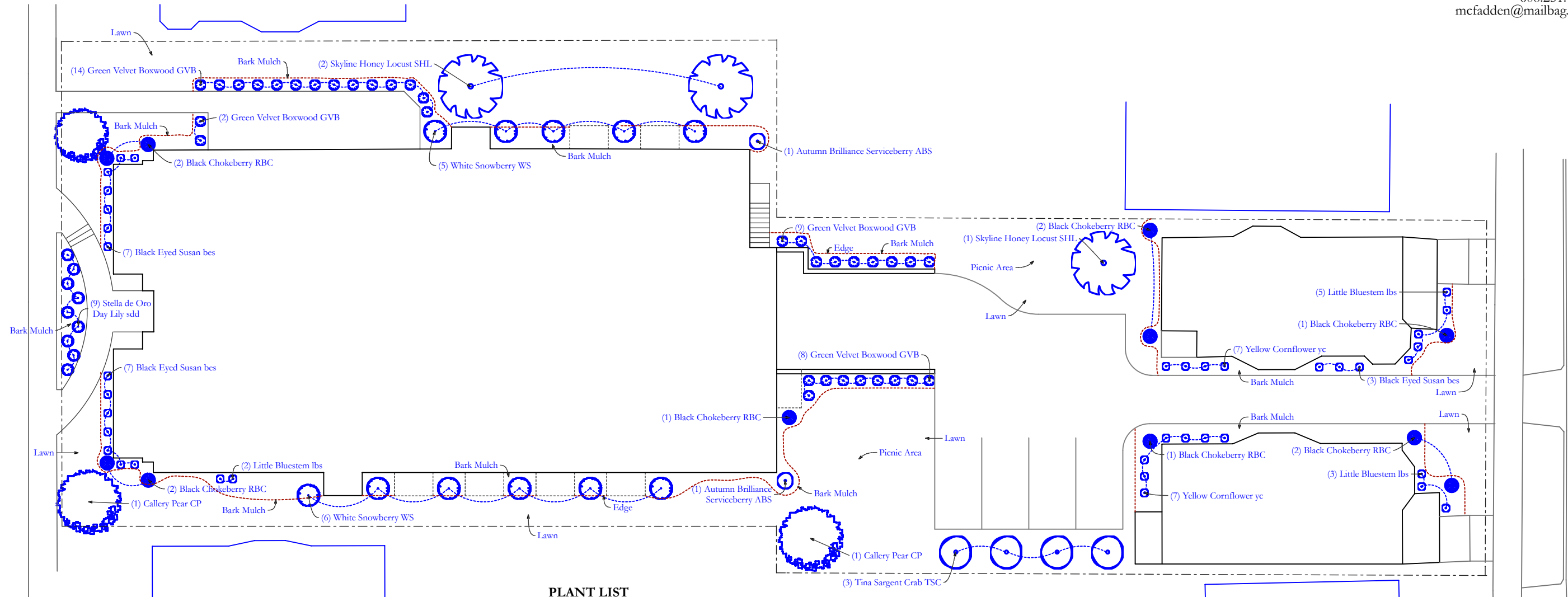
**Unit Data:**  
 20 New Studios  
 19 New One Bedroom  
 12 New Two Bedroom  
 1 New Three Bedroom  
 4 Existing Three Bedroom  
 56 Total Apartments  
 1.30 Residential Point Value

**Ground Floor Plan @ 1"=10'**  
 119-121 North Butler  
 September 20, 2016



Second / Third Floor Plan @ 1/8"=1'-0"  
 119-121 North Butler  
 September 20, 2016





**PLANT LIST**

KEY	QUAN	SIZE	COMMON NAME	ROOT
	3		<u>Canopy Trees</u>	
SHL	3	2 1/2"	Skyline Honey Locust	BB
	7		<u>Low Ornamental Trees</u>	
CP	3	2"	Callery Pear	BB
TSC	4	2"	Tina Sargent Crab	BB
	25		<u>Deciduous Shrubs</u>	
ABS	2	5'	Autumn Brilliance Serviceberry	BB
RBC	12	24"	Black Chokeberry	Pot
WS	11	24"	White Snowberry	Pot
	33		<u>Evergreen Shrubs</u>	
GVB	33	18"	Green Velvet Boxwoods	BB
	49		<u>Perennials</u>	
bes	21	1 G	Black Eyed Susan	Con
lbs	8	1 G	Little Bluestem	Con
sdd	9	1 G	Stella de Oro Day Lily	Con
yc	11	1 G	Yellow Coneflower	Con

**LANDSCAPE WORKSHEET**

**Zoning Classification:**

**Landscape Points Required**

Developed Area = 3,684 SF  
 Landscape Points: 3,684/300 x 5 = **61 points**

**Total Landscape Points Required 61 points**

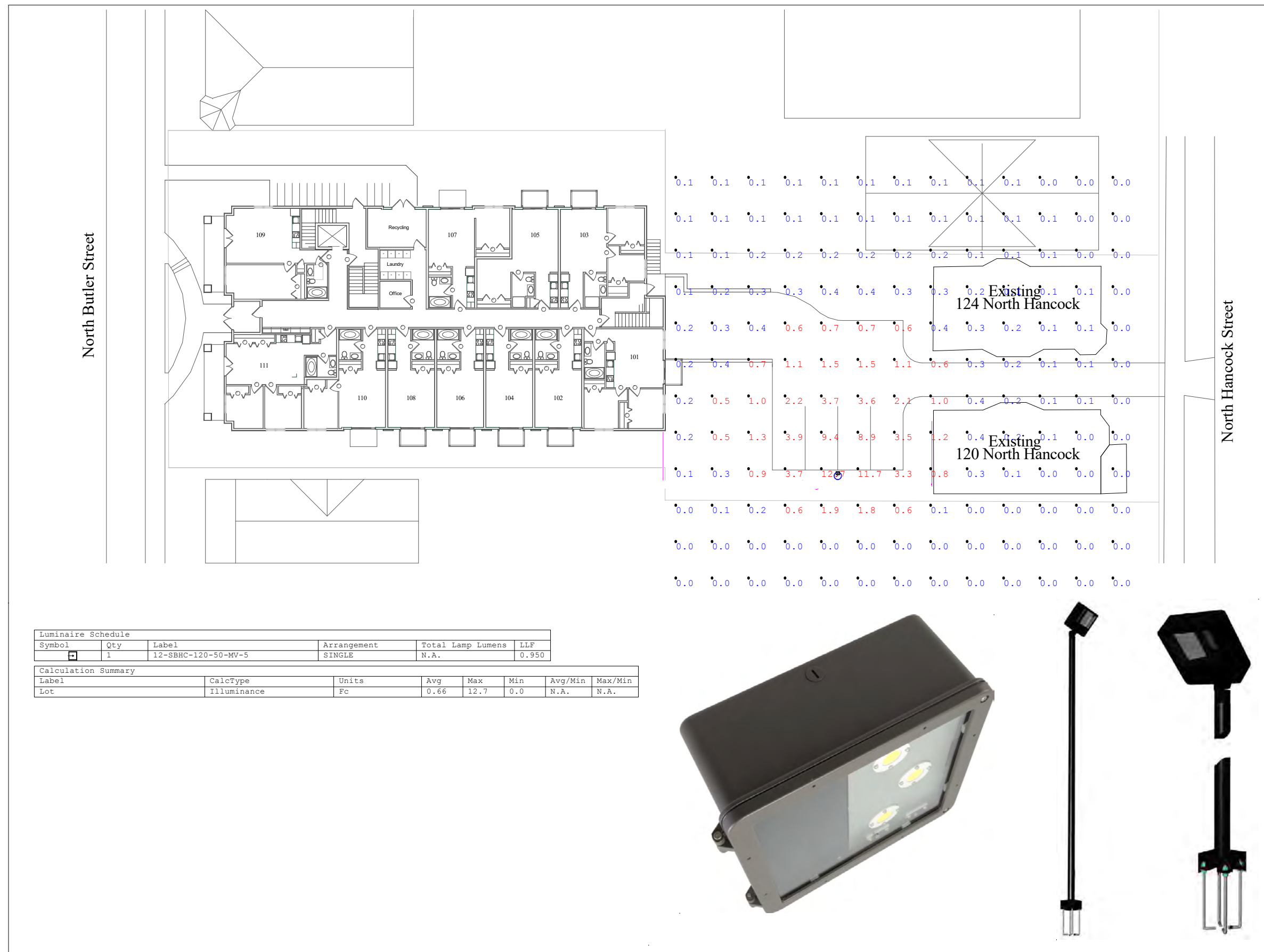
**Landscape Points Supplied**

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 - 7 @ 15 = 105 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 - 25 @ 3 = 75 points  
 Existing evergreen shrubs - 0 @ 4 = 0 points  
 Proposed evergreen shrubs - 33 @ 4 = 132 points  
 Existing perennials & grasses 0 @ 2 = 0 points  
 Proposed perennials & grasses 49 @ 2 = 98 points

**Total landscape points supplied = 515 points**

**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 and acceptance of the project.



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF
☐	1	12-SBHC-120-50-MV-5	SINGLE	N.A.	0.950

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot	Illuminance	Fc	0.66	12.7	0.0	N.A.	N.A.



#	Date	Comments

Revisions	

Drawn By: JO	Checked By: JO	Date: 9/19/2016	Scale: 3/8" = 1'
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**McFadden & Company**



Comparable Neighboring Masonry Residences



200 block of North Hamilton looking Northeast



200 North Pinckney looking Northeast



200 North Pinckney looking Southwest



100 Block of East Gorham looking Southeast



100 Block of East Johnson looking Northwest



100 Block of East Gorham looking Northwest



100 block of West Gilman looking Southeast



100 block of West Gilman looking Southeast



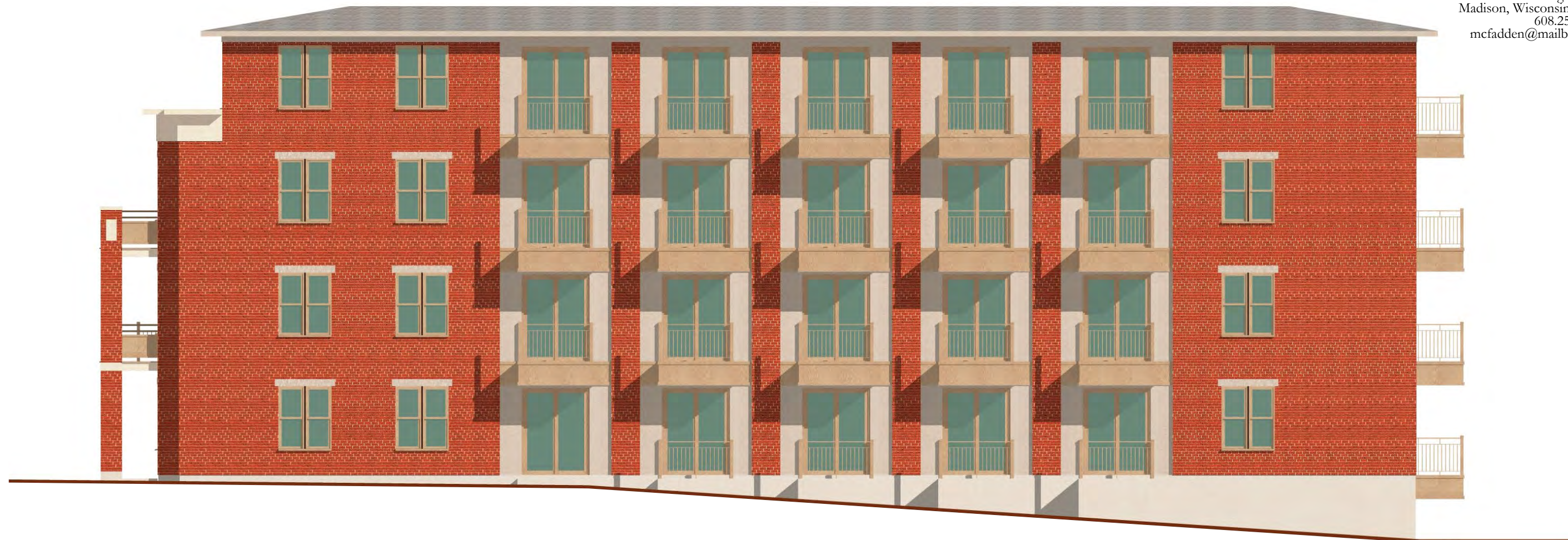
400 Block of North Butler looking Southwest



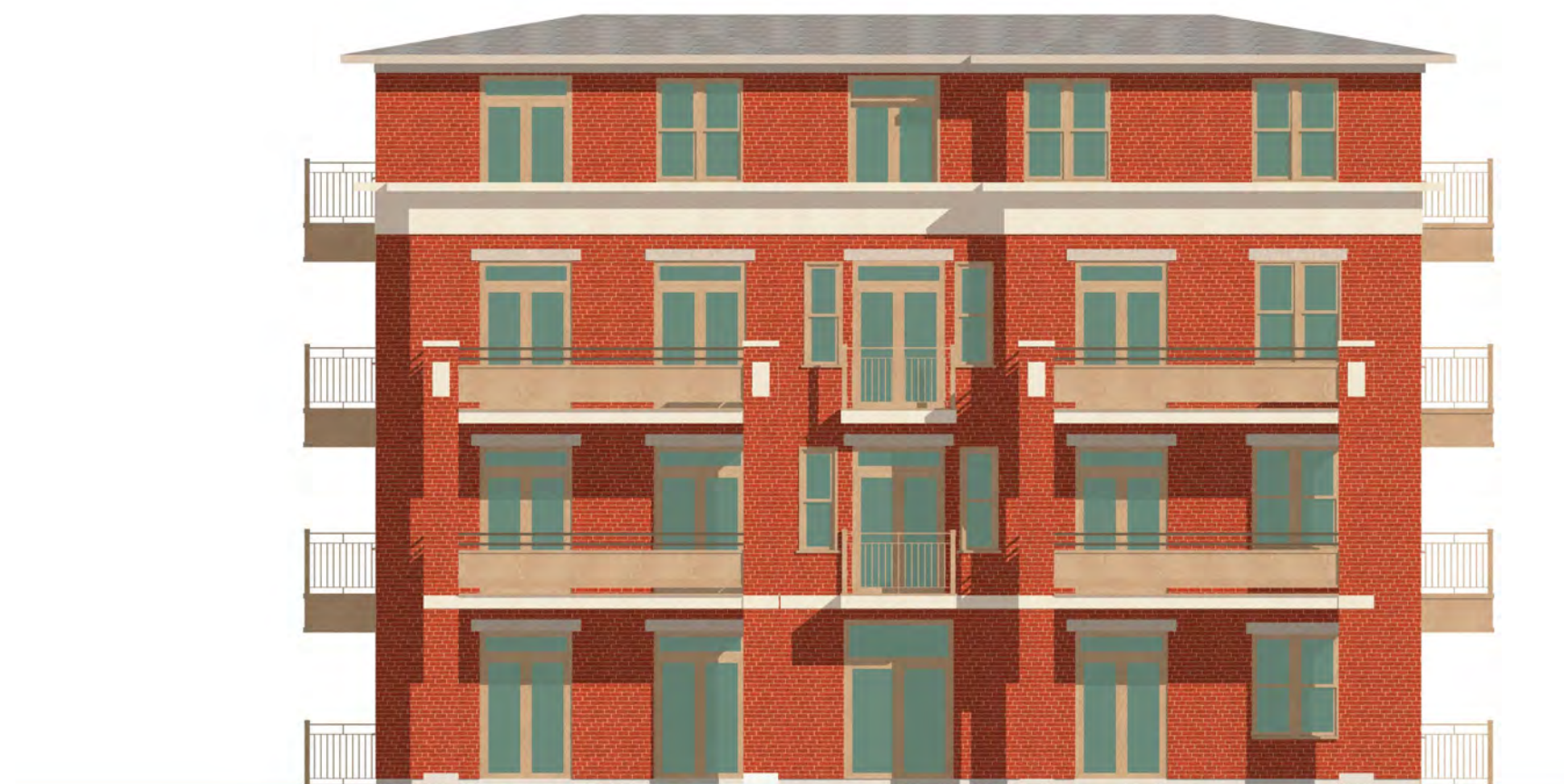
North



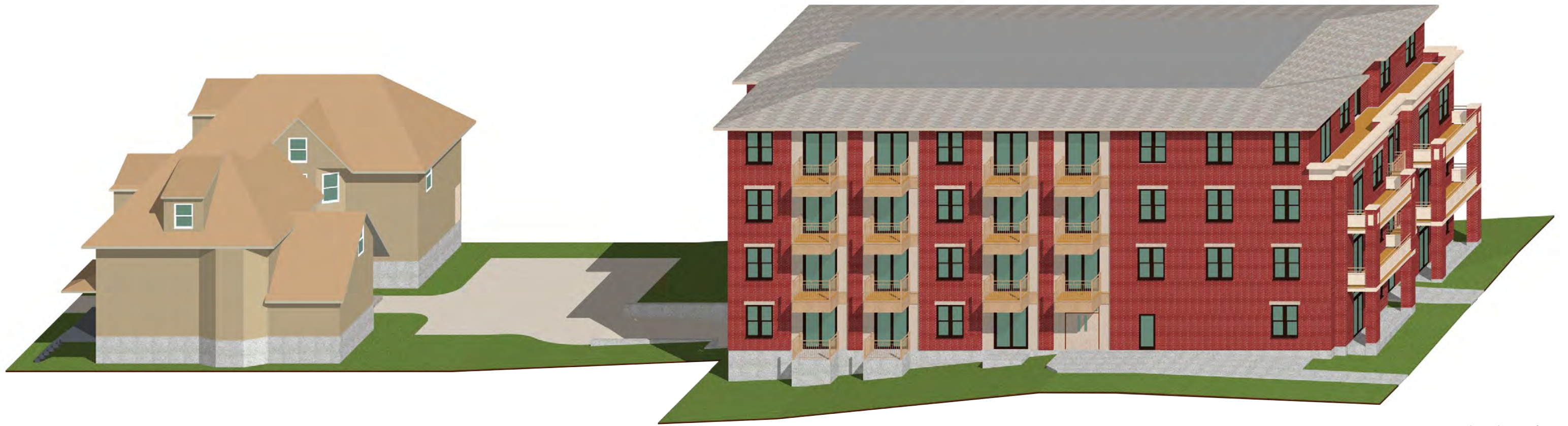
East



South



West



North Elevation



South Elevation



Existing & Proposed Street Elevations  
119-121 North Butler  
September 20, 2016

## Letter of Intent

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



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

Date: September 20, 2016

Project: 119-125 North Butler and 120 & 124 North Hancock

This is a reprise of a now lapsed PUD-SIP originally approved in 2008 immediately prior to the onset of the recession. As before, proposed is a new four story apartment building facing Butler constructed over parking that will entered via the existing drive located between 120 and 124 North Hancock.

In deference to the new zoning ordinance the width of the new building has been reduced from 72 to 60 feet and the covered rear yard parking has been eliminated reducing the number of stalls from 38 to 23. The new building's footprint has been shrunk slightly while the number of units has been increased from 42 to 56 with an increased emphasis on studio and one-bedroom apartments. With the spate of new developments Downtown disproportionally featuring larger sized, higher end and more expensive units the intent here is to provide an affordable alternative to those wanting a conveniently located and comfortable place of their own.

Address:

119, 123 & 125 North Butler and 120 & 124 North Hancock

Existing Conditions:

Originally there were five residential structures on this sloping half-acre site three facing Butler Street and the downtown to the West and two fronting Hancock Street on the East. The structure previously located at 119 N Butler has been relocated to 520 East Johnson Street as part of the 2008 GDP-SIP.

The two buildings on Hancock were built circa 1900 and have retained their original traditional wood framed architectural character. The two buildings on North Butler are a different matter. 123 North is an anomaly constructed of masonry forty years after its neighbors. 125 North Butler has been extensively expanded and remodeled over the years.

Most of the original site (57%) is devoted to parking. There are three existing drives two from Butler and one from Hancock, three three-stall garages and twelve surface parking stalls. There is 1,516 SF of useable open space occupying 7.4% of the site.

### Proposed Improvements:

Proposed are four interrelated but distinct developments.

The two existing duplexes on Hancock Street will be retained and the existing drive between them will be improved. An active sensor/signaling system will be installed in the drive to alert vehicles exiting the site to yield to those entering.

The three existing garages, two drives from Butler Street and 7,200 SF of surface parking in the center of the block will be removed. There will be parking for four cars and 3,000 SF of useable open space equipped with seating and barbeque furnishings in the shared rear yard. Overall the useable open space will be increased from 1,156 to 6,300 SF (4,400 ground and 2,200 balcony).

The relatively intact building originally located at 119 North Butler has been rebuilt and relocated to 520 East Johnson.

The two functionally obsolete and architecturally anomalous structures at 123 & 125 North Butler will be demolished and replaced with a new four-story building with 52 predominately studio and one-bedroom rental apartments.

Architecturally the new building will echo the materials, proportions and detailing of the many masonry interwar apartments interspersed through the neighborhood. The topmost floor will be set back from the street and the roof made flat to reduce the apparent scale, provide a broad penthouse balcony and to allow for optimal orientation of solar panels.

Owner:

Cliff Fisher  
107 North Hancock  
Madison, Wisconsin 53703

Architect:

James McFadden  
McFadden & Company  
380 West Washington Avenue  
Madison, Wisconsin 53703

Landscape Architect:

Paul Skidmore  
Skidmore Property Services, LLC  
13 Red Maple Trail  
Madison, Wisconsin 53717

Zoning:

DR1

Site Area:

20,625 SF or 0.47 Acres

Building Coverage:

Existing: 7,318 SF  
Proposed: 9,055 SF (2,071 SF Existing & 6,984 SF New)

Surface Parking & Paved Area:

Existing: 9,313 SF  
Proposed: 4,240 SF

Apartments:

Existing Retained	4
Existing Removed	(9)
Proposed New	52
Total	56

Unit Mix:

Existing Retained:	4 Threes
Proposed New:	20 Studios, 19 Ones, 22 Twos, 1 Three



Residential Point Value:

Required	1.25
Proposed	1.30

Usable Open Space:

Existing:	1,516 SF
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Required:

(20) Studios @ 40 =	800 SF
(19) Ones @ 40 =	760
(22) Twos @ 80 =	1,760
(5) Threes @ 120 =	<u>600</u>
Total Required	3,920 SF

Provided:

Surface	4,100 SF
Balconies	<u>2,220</u>
Total Provided	6,300 SF

Parking:

Existing:

Surface:	12
Enclosed:	9
Total:	21

Proposed Car:

Surface:	4
Enclosed:	19
Total:	23

Proposed Bike:

Surface:	10
Enclosed:	59
Total:	69

Construction Schedule:

Start:	Spring 2017
Completion:	Spring 2018