



Butler Street Elevation
121 North Butler
October 8, 2018



Previous Front Elevation



132 North Butler



17 South Hancock

Memo

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

Date: October 25, 2018

Project: 121 North Butler

It was certainly true that the building as it was originally proposed seemed “to sink into the ground”. Every vernacular has its particular grammar and traditional buildings of the style emulated here were invariably placed on a plinth with the first floor set perceptibly above grade. In our attempt to provide a second at grade entry (there is an accessible access on the uphill south side of the building) we ignored this making things unnecessarily aesthetically disquieting.

We have raised the building up a little more than a foot but more importantly rather than sloping the front yard up to the building we allowed it to follow the natural grade of the sidewalk.

There is now a true raised front porch as expected for buildings of its style complete with railings and appropriately scaled central stairs.

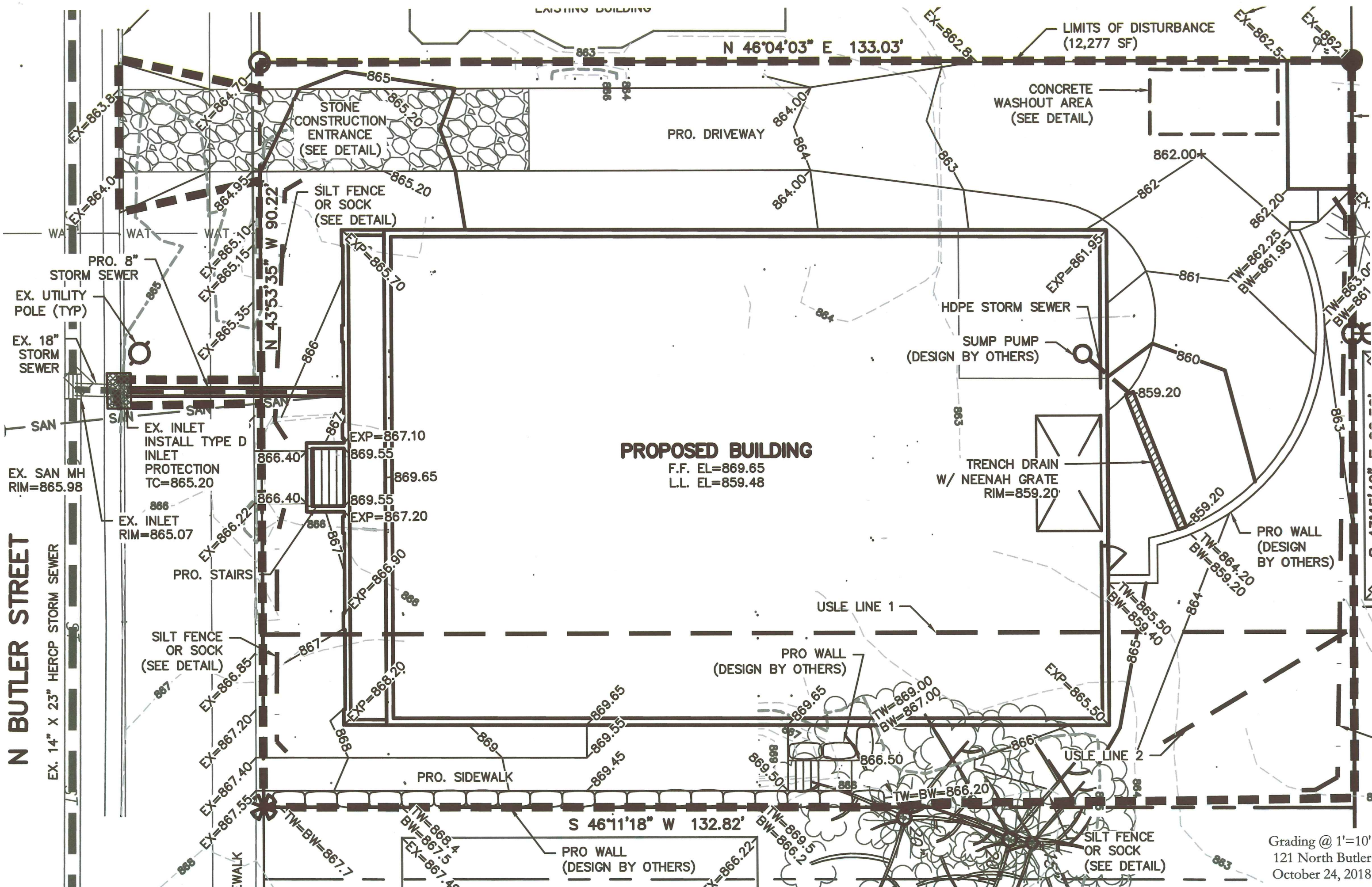
We have reached an accommodation with Traffic Engineering with a narrower drive along the north side of the building that broadens out to allow passing vehicles around the blind corner. This provides area for landscaping to the north and increases to usable open space to the rear of the building.

The recycling enclosure has been relocated away from the building to the northeast corner of the property. The enclosure no longer intrudes into usable open space and in addition allows the flexibility of using either City or private haulers.

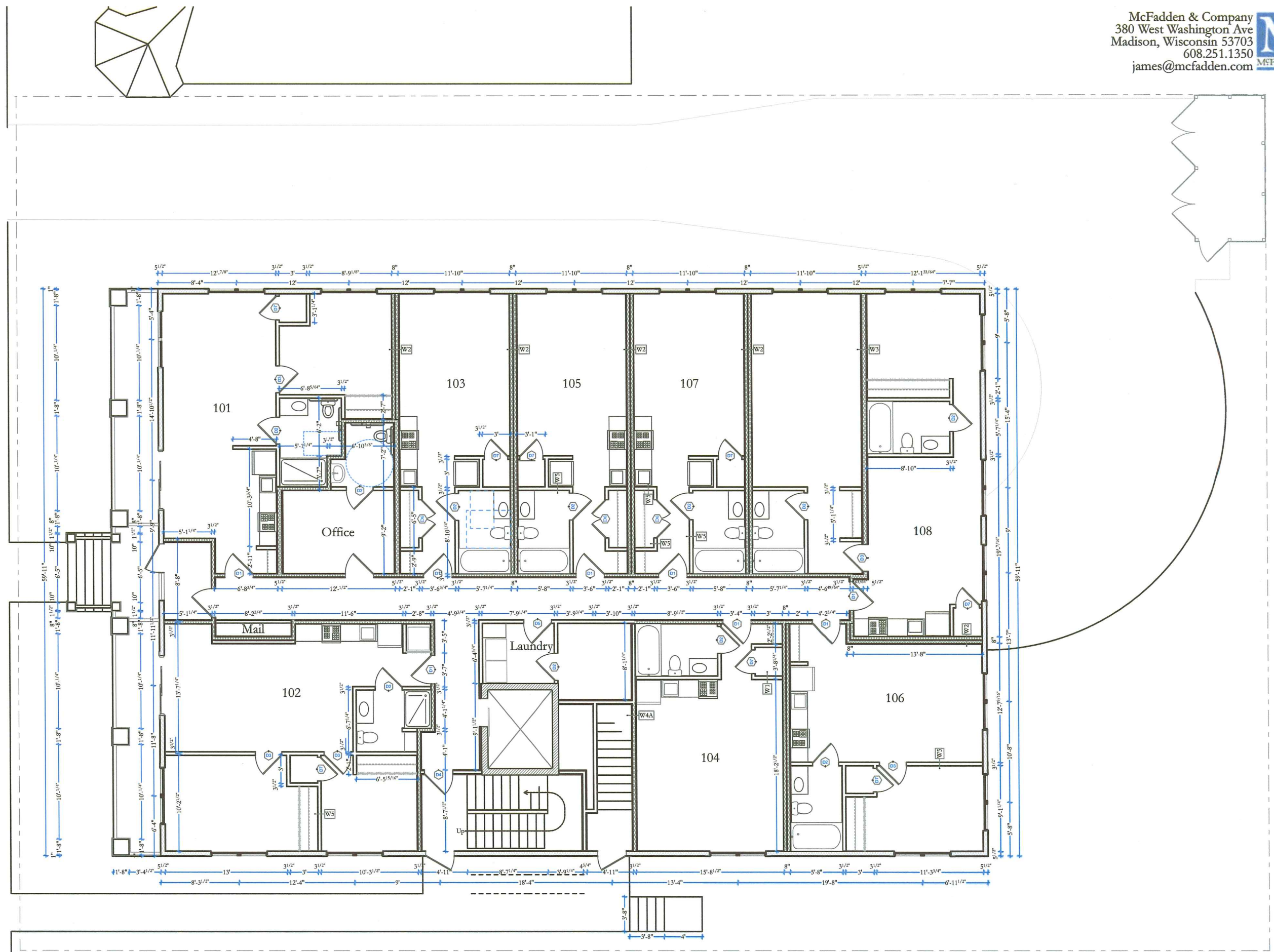
In the basement Traffic Engineering confirmed that the width of access aisle provides sufficient backup space to comply with the City’s standards but nonetheless bollards have been included for additional protection of the bikes from errant drivers.

N BUTLER STREET

EX. 14" X 23" HERCP STORM SEWER



Grading @ 1'=10'
121 North Butler
October 24, 2018



Ground Floor Plan @ 1"-10'
 121 North Butler
 October 24, 2018



South



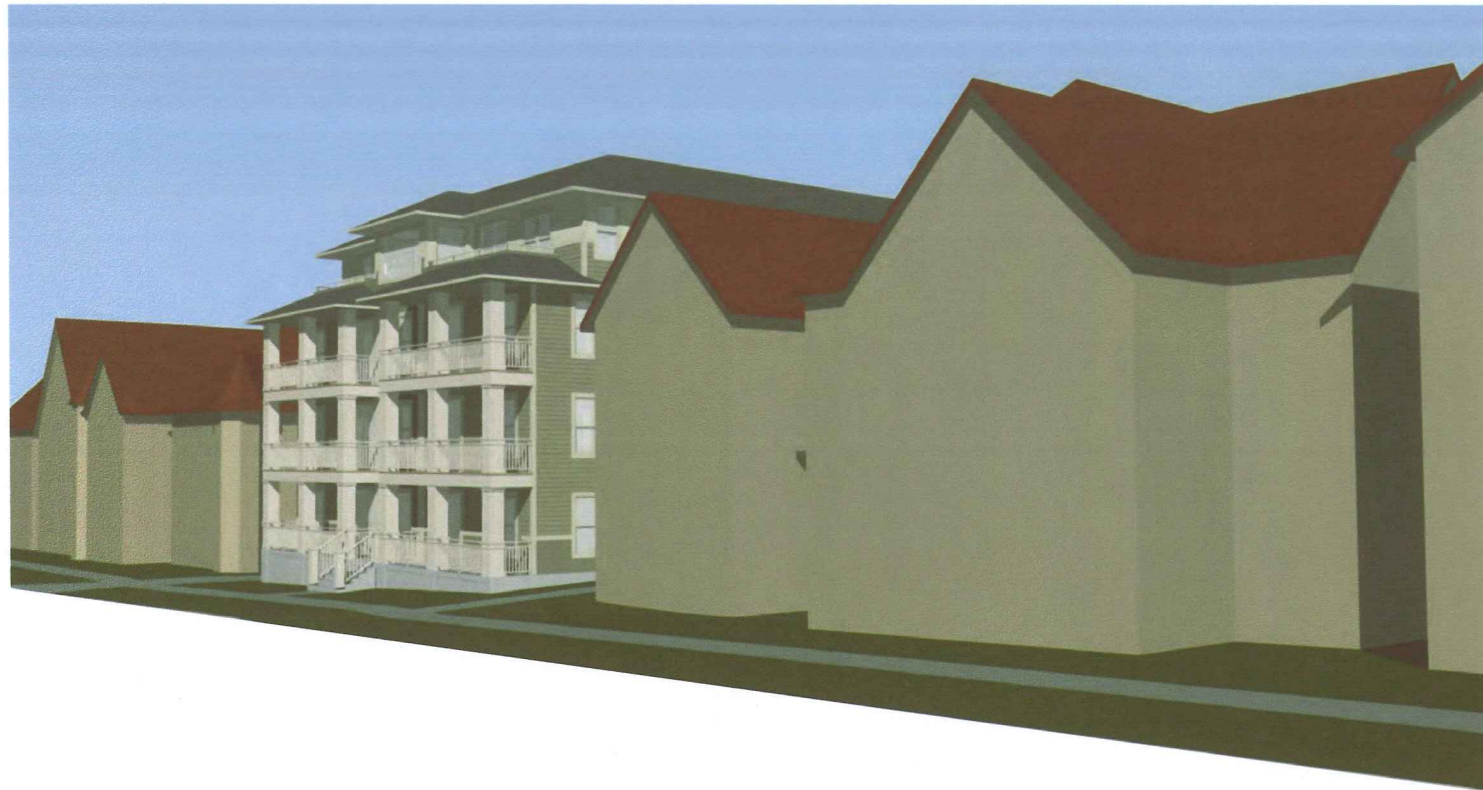
West



East



North



Views Down North Butler

Views Up North Butler