



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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

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

121 North Butler (Working Title)

0.47

FOR OFFICE USE ONLY:

Amt. Paid 1200 — Receipt No. 91264
 Date Received 5-21-08
 Received By GSP/mmj/jlk
 Parcel No. 0709-133-2309-7
 Aldermanic District _____
 GQ ~~Q2002 033-030004 PUD/GDP~~
 Zoning District PUD GDP
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets _____ Zoning Text _____
 Alder Notification 3/17/08 Waiver _____
 Ngrbrhd. Assn Not. 3/17/08 Waiver _____
 Date Sign Issued _____

(check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from <u>R6</u> to PUD/PCD-GDP	<input checked="" type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

Applicant's Name: Cliff Fisher Company: Cliff Fisher Development
 Street Address: 107 North Hancock City/State: Madison, Wisconsin Zip: 53703
 Telephone: (608) 516-8157 Fax: () Email: _____

Project Contact Person: James McFadden Company: McFadden & Company
 Street Address: 228 State Street City/State: Madison, Wisconsin Zip: _____
 Telephone: (608) 251-1350 Fax: (608) 251-1325 Email: mcfadden@mailbag.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

Provide a general description of the project and all proposed uses of the site: Replace three existing structures (one to be moved & two to be demolished) with a new four story building with 34 predominately one bedroom apartments.
Construct below grade parking with access from Hancock Street.

Development Schedule: Commencement Summer 2008 Completion Spring 2009 5

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Not applicable - no plan in place Plan, which recommends:
_____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alder & Neighborhood Association March 16, 2008 (for SIP)

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Brad Murphy et all Date 4/28/2007 | Zoning Staff Development Assistance Date 4/5/2007

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name James McFadden Date April 14, 2008

Signature _____ Relation to Property Owner Architect

Authorizing Signature of Property Owner _____ Date April 16, 2008 5

Letter of Intent

From: McFadden & Company
228 State Street
Madison, Wisconsin 53703
608 251 1350 (Voice) 608 251 1325 (Fax)



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

Date: April 14, 2008

Project: 121 North Butler

Address:

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

Existing Conditions:

There are currently five residential structures on this sloping half-acre site: three facing Butler Street and the downtown to the west, and two fronting Hancock Street and the Old Marketplace Neighborhood to the east.

119 North Butler and the two buildings on Hancock were built circa 1900 and have retained much of their original architectural character. 123 North Butler was constructed of masonry forty years after its neighbors while 125 North Butler has been extensively expanded and remodeled over the years.

Most of the 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, each designed to respond to and to reinforce its particular milieu.

The two existing rental duplexes on Hancock Street will be renovated and converted to condominium ownership.

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 and replaced with new structured parking constructed entirely below grade and covered with a landscaped lawn. The portion of the site devoted to useable open space will be increased fivefold from 7.4 to 39.3%.

The existing three unit building currently located at 119 North Butler will be renovated and moved to 520 East Johnson, The two functionally obsolete and architecturally anomalous structures at 123 & 125 North Butler will be demolished. A new architecturally compatible wood framed four-story building with 38-predominately studio and one-bedroom rental apartments will be constructed in their place.

Construction Schedule:

Start: Summer 2008
Completion: Spring 2009

Owner:

Cliff Fisher
107 North Hancock
Madison, Wisconsin 53703

General Contractor:

Key Construction
7507 Hubbard Avenue
Middleton, Wisconsin 53562

Architect:

James McFadden
McFadden & Company
228 State Street
Madison, Wisconsin 53703

Green Building Consultant:

Josh Arnold
Franklin Energy
211 South Paterson Street
Madison, Wisconsin 53703

Landscape Designer:
Jean Borman
Garden Productions
521 Farwell Drive
Madison, Wisconsin 53703

Current Zoning:
GDP

Site Area:
20,625 SF or 0.47 Acres

Building Coverage:
Existing: 7,534 SF
Proposed: 8,609 SF (2,071 SF Existing & 6,538 SF New)

Surface Parking & Paved Area:
Existing: 9,313 SF
Proposed: 978 SF

Useable Open Space:
Existing: 1,516 SF
Proposed: 8,110 SF

Floor Area:
Total Existing: 13,534 SF
Retained: 4,660
New: 6,538 SF Footprint x 4.0 Stories = 26,152
Total Proposed: 30,812 SF

Floor Area Ratio:
Existing: $13,534 \text{ SF} / 20,625 \text{ SF} = 0.66$
Proposed $30,812 \text{ SF} / 20,625 \text{ SF} = 1.49$

Apartments:
Existing Retained: 4
Existing Removed: (9)
Proposed New: 38
Total: 42

Unit Mix:

Existing: 4 Threes
Proposed: 12 Efficiencies, 23 Ones & 3 Twos

Lot Area:

(12) Efficiencies	@ 300 =	3,600 SF	
(23) Ones	@ 450 =	10,350	
(3) Twos	@ 600 =	1,800	
(4) Existing Threes	@ 750 =	<u>3,000</u>	
Lot Area Required (R6)			18,750 SF < 20,625 SF Provided ok

Usable Open Space:

(12) Efficiencies	@ 70 =	840 SF	
(23) Ones	@ 70 =	1,610	
(3) Twos	@ 140 =	420	
(4) Existing Threes	@ 210 =	<u>840</u>	
Total Open Space Required (R6)			3,710 SF < 8,110 SF Provided ok

Parking:

Existing:

Surface:	12
Enclosed:	9
Total:	21

Proposed:

Surface:	0
Enclosed:	38
Total:	38

No residential parking permits will be issued for *121 North Butler*; the applicant shall inform all tenants of this in their apartment leases.

Transmittal

From: McFadden & Company
228 State Street
Madison, Wisconsin 53703
608 251 1350 (Voice) 608 251 1325 (Fax)



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

Date: July 1, 2008

Project: 121 North Butler

Attached is a plan set that is essentially identical to the package approved by the UDC for the GDP with the following exceptions:

Apartments 1 and 3 on the ground floor have been reworked and enlarged so as to incorporate the space under the front balconies.

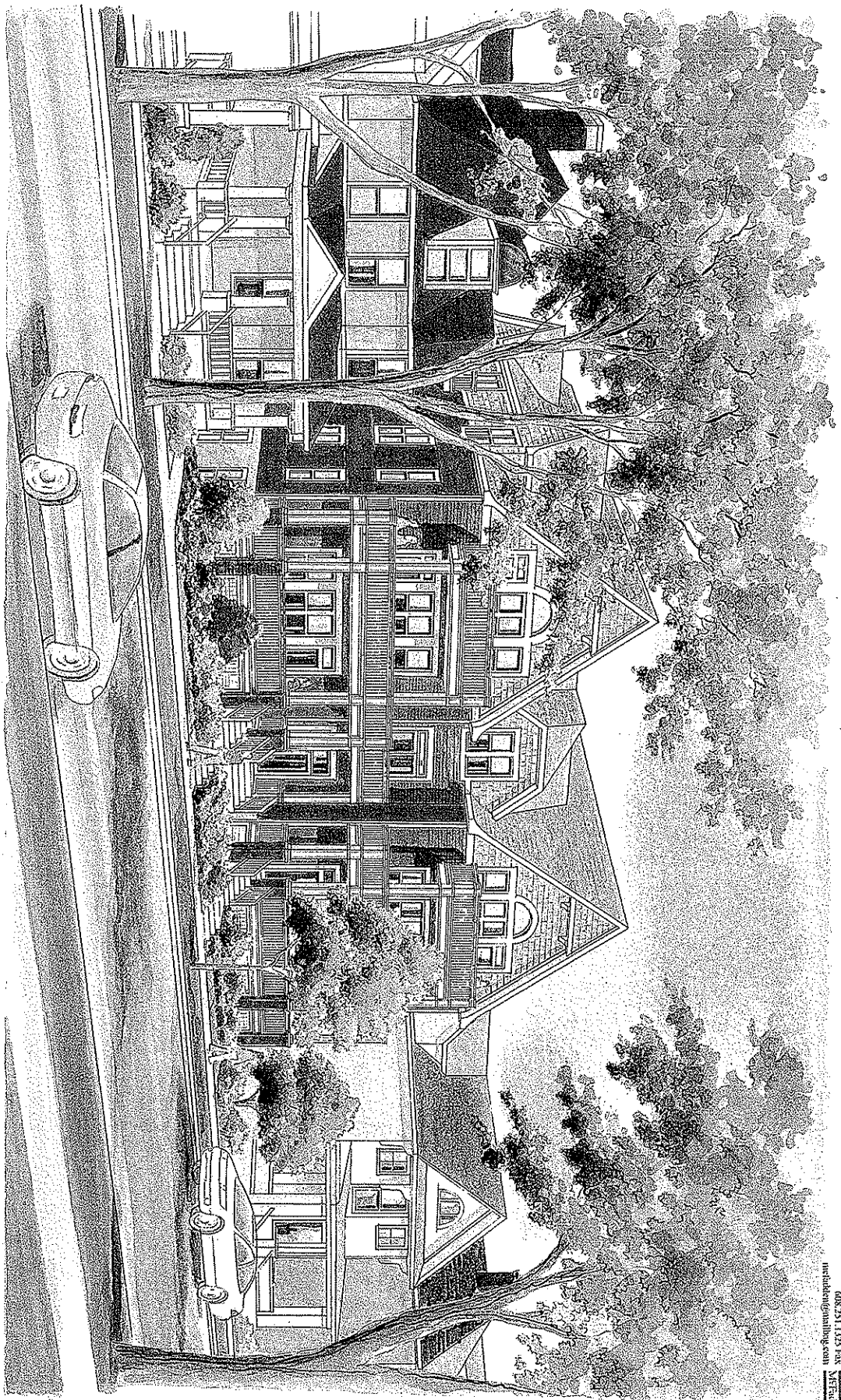
Parking for ten bicycles has been added adjacent to the Ground Floor entry on the north side of the building.

The rain garden adjacent to the south east corner of the building has been eliminated.

The walks on the eastern portion of the central yard have been reconfigured and the hard surfaced platform has been removed.

The roof plan has been refined.

5

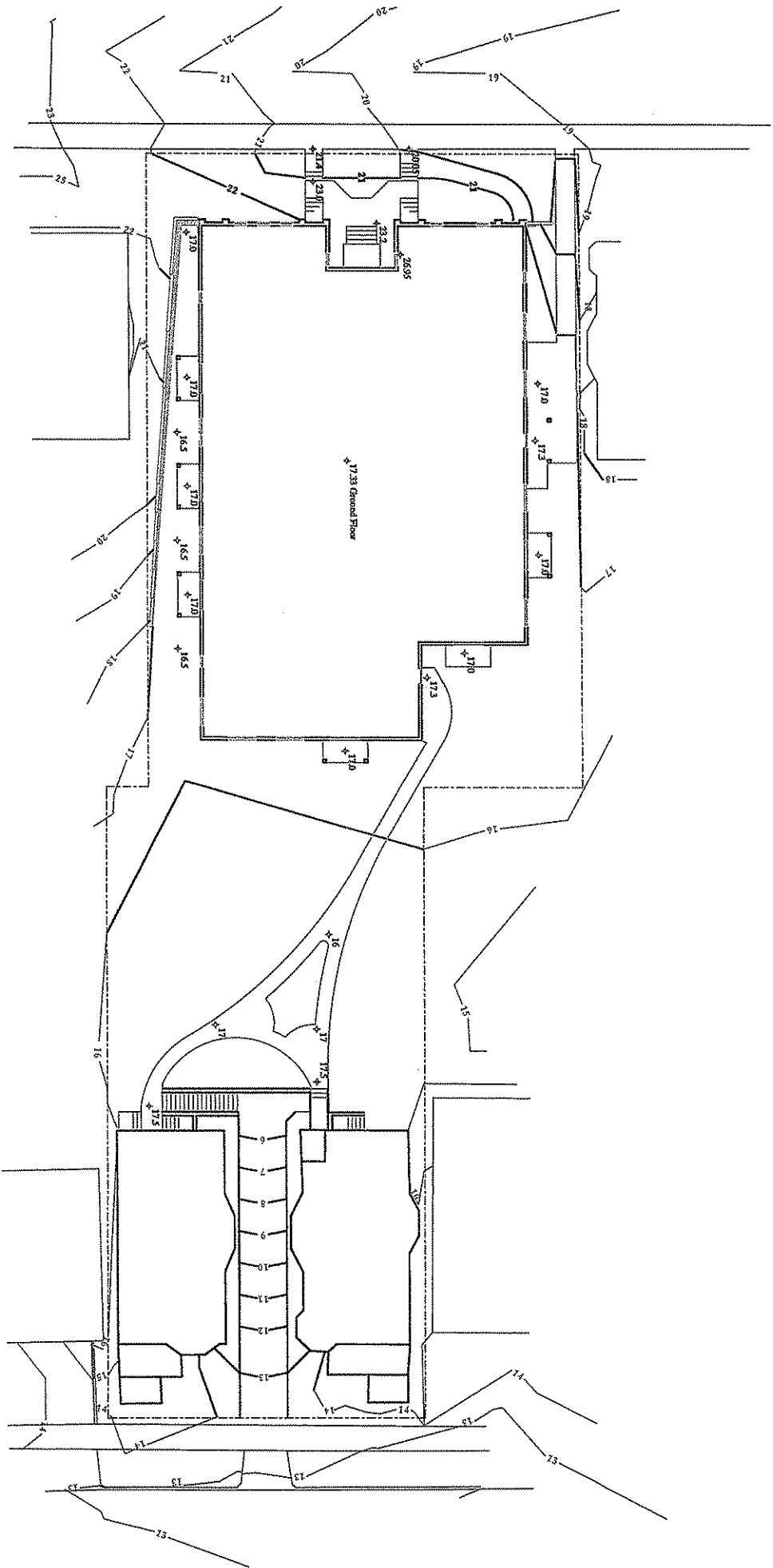


McFadden & Company
228 State Street
Madison, Wisconsin 53703
608.251.1350 Voice
608.251.1325 Fax
mcfadden@mbhbg.com



Cover Sheet
121 North Butler
Madison, Wisconsin
May 12, 2008
G001

5



Grading Plan @ 1" = 20'
 121 North Butler
 Madison, Wisconsin
 May 21, 2008


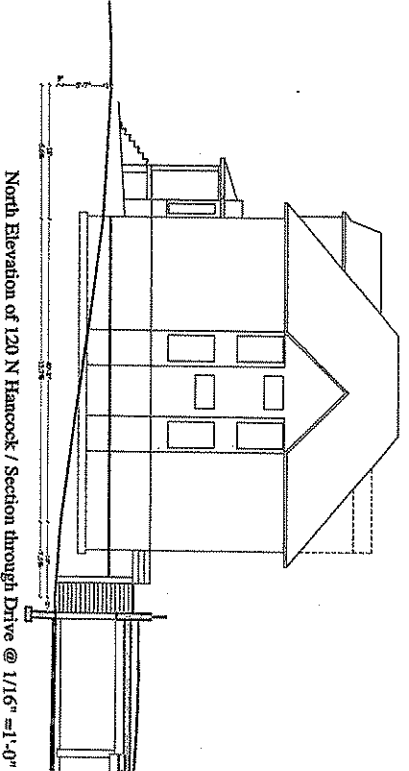
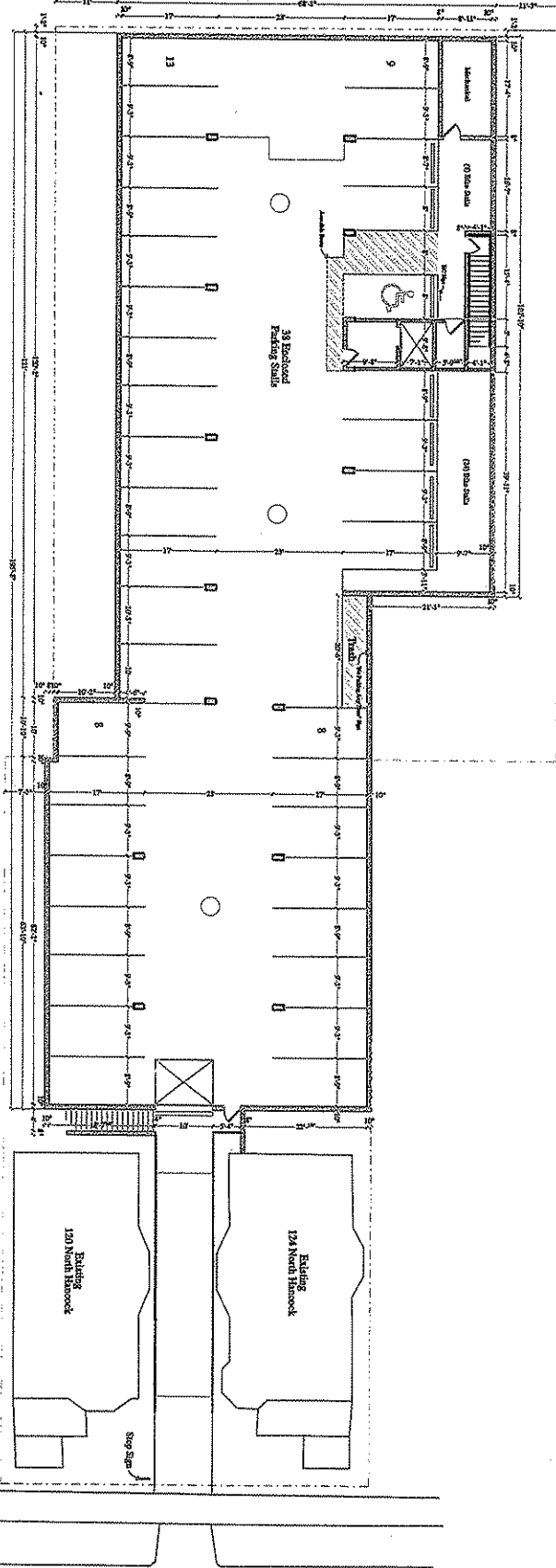
C005

McFadden & Company
 228 State Street
 Madison, Wisconsin 53703
 608.251.1350 Voice
 608.251.1325 Fax
 mcfadden@mailings.com
 WWW.MCFADDEN.COM



5

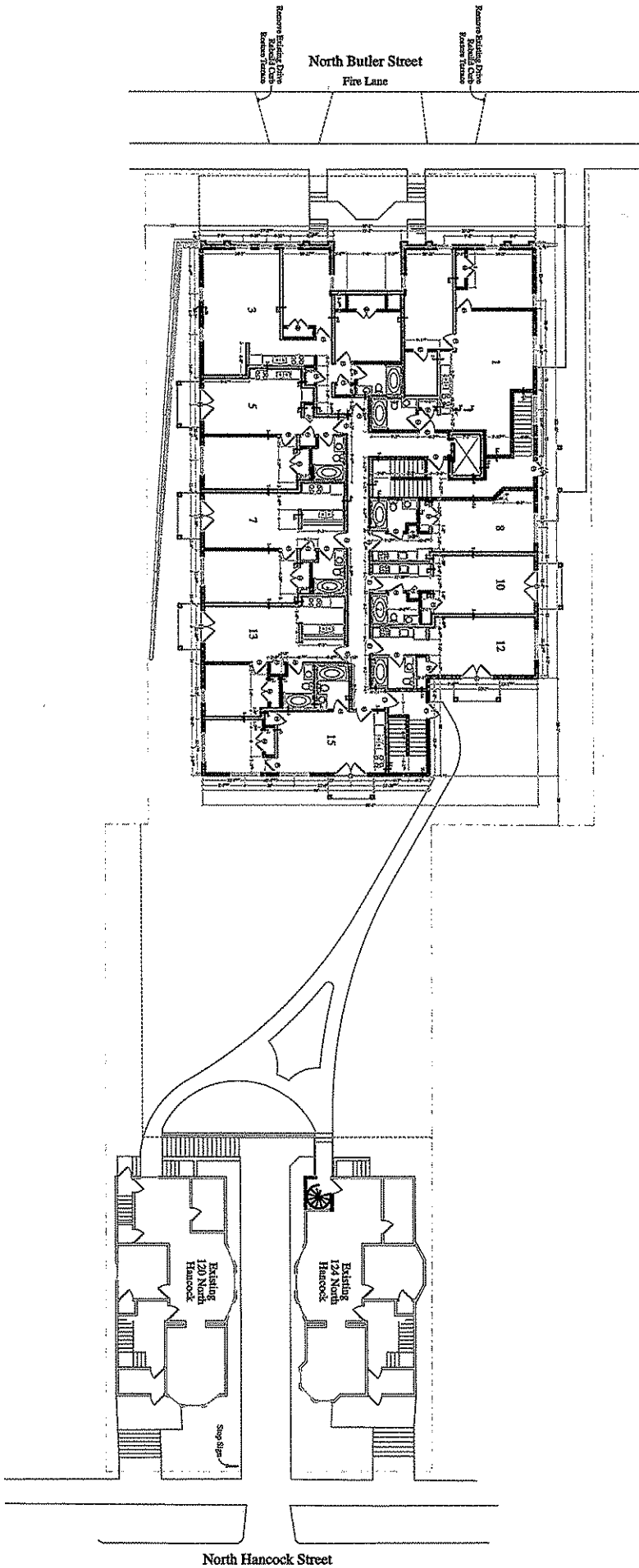
McFadden & Company
 218 State Street
 Madison, Wisconsin 53702
 608.231.1350 Voice
 608.231.1352 Fax
 mcfadden@mcfnhb.com

North Elevation of 120 N Hancock / Section through Drive @ 1/16" = 1'-0"

Parking Level Plan @ 1" = 20'
 121 North Butler
 Madison, Wisconsin
 May 12, 2008

A101

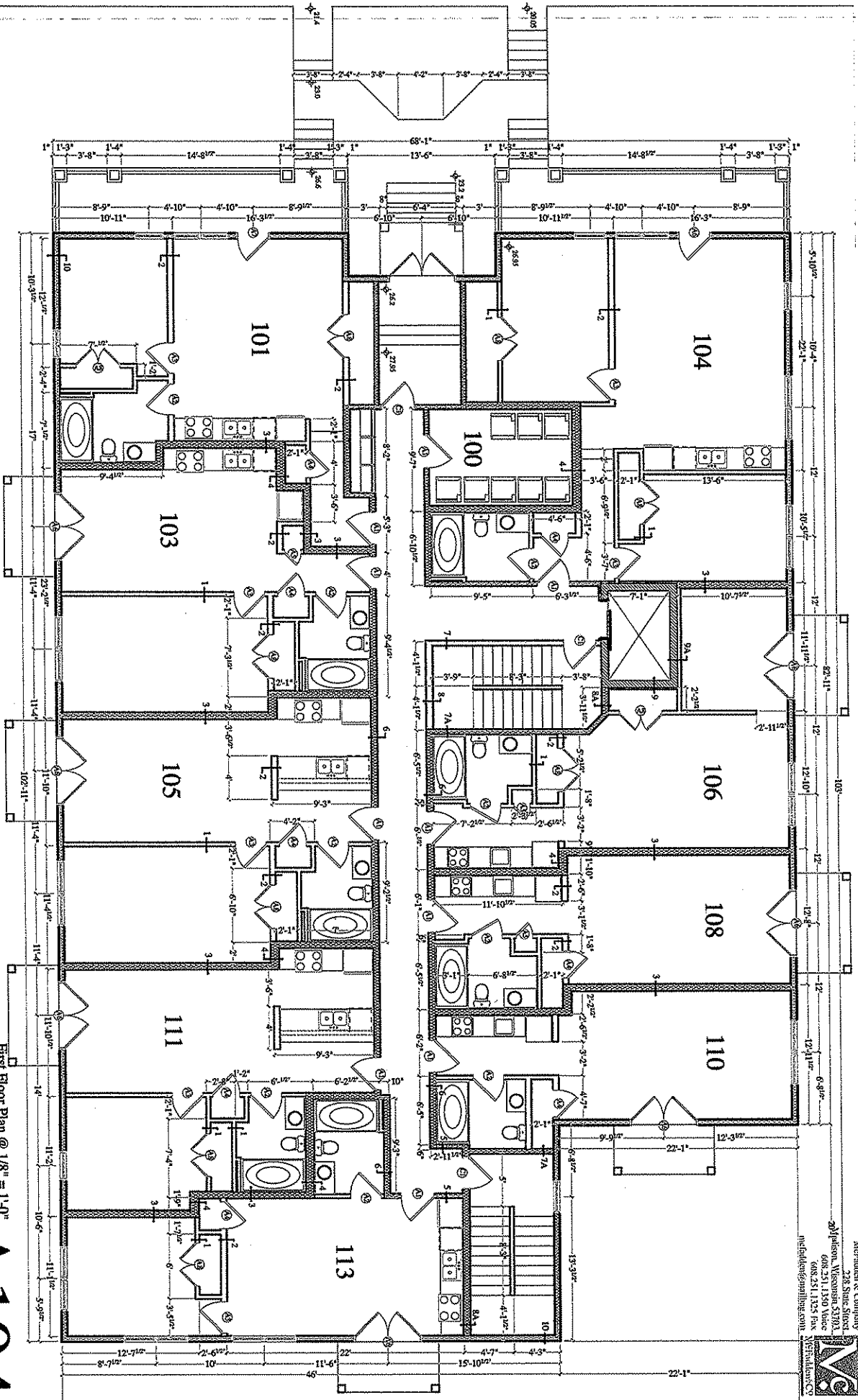


Mastelberg & Company
 238 State Street
 Madison, Wisconsin 53703
 608.251.1350 Voice
 608.251.1325 Fax
 msc@mc.com
 mastelberg.com



Ground Floor/Site Plan @ 1" = 20'
 121 North Butler
 Madison, Wisconsin
 May 21, 2008

A102



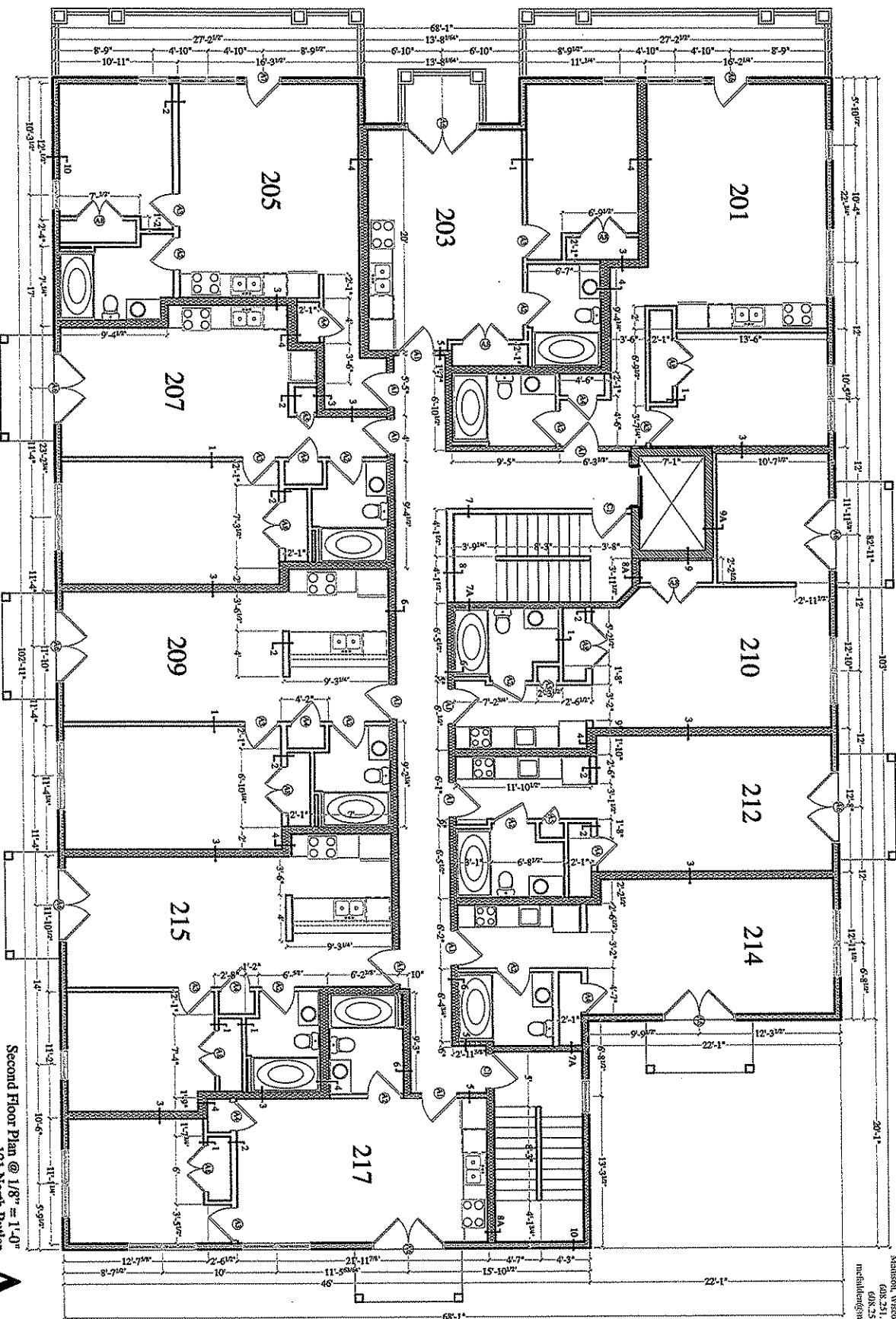
McFadden & Company
 228 State Street
 Madison, Wisconsin 53703
 608.251.1350 Voice
 608.251.1325 Fax
 mcfadden@mcfailling.com



First Floor Plan @ 1/8" = 1'-0"
 121 North Butler
 Madison, Wisconsin
 May 12, 2008

A104

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Second Floor Plan @ 1/8" = 1'-0"

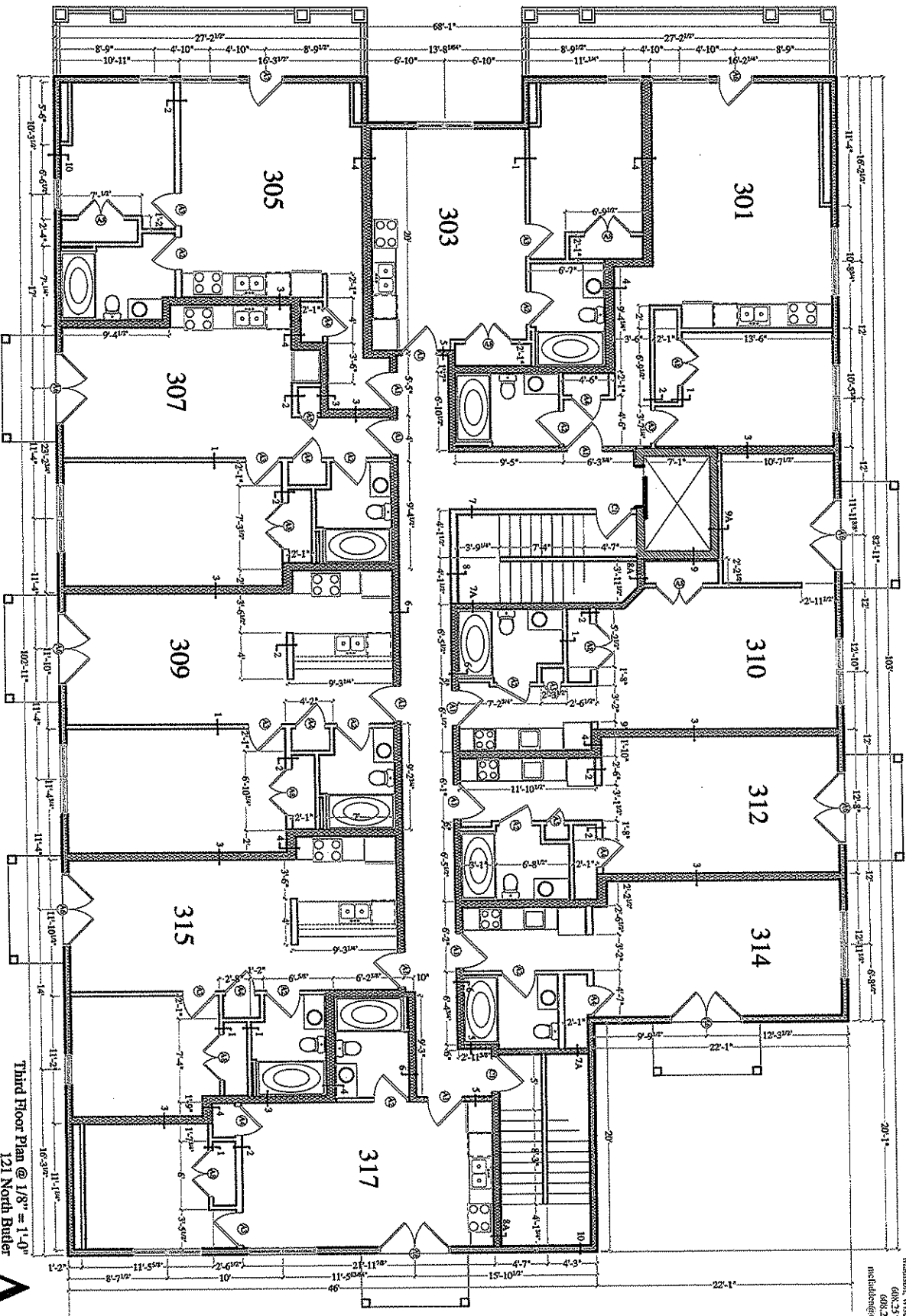
121 North Butler
 Madison, Wisconsin
 May 12, 2008

A105

McFadden & Company
 1250 Stone Street
 Madison, WI 53703
 (608) 251-1320 Fax
 (608) 251-1323 Fax
 mcfadden@mcfspring.com



5



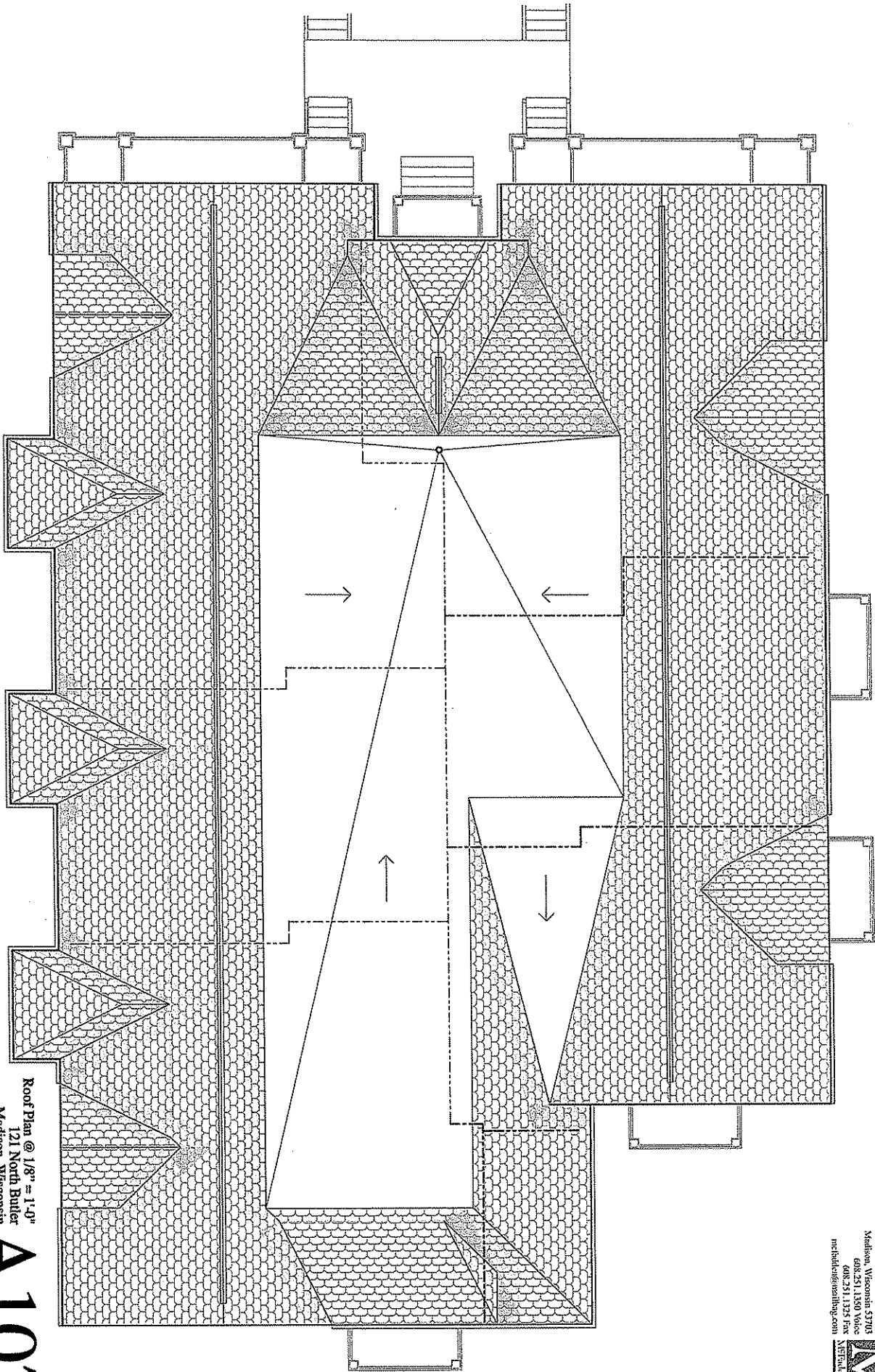
Third Floor Plan @ 1/8" = 1'-0"
 121 North Butler
 Madison, Wisconsin
 May 12, 2008

A106

Melicki & Company
 225 Stone Street
 Madison, Wisconsin 53703
 608.251.1350 Voice
 608.251.1325 Fax
 melicki@melicki.com



5

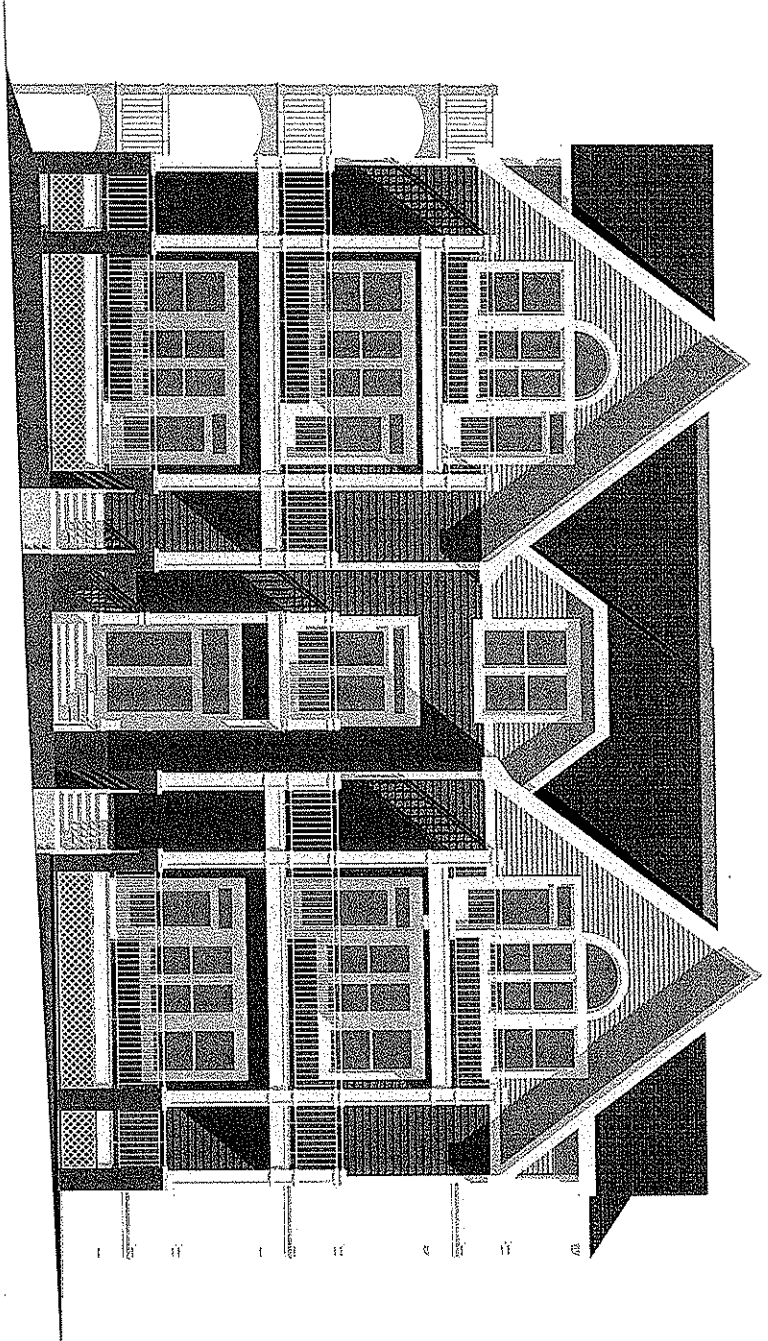


Roof Plan @ 1/8" = 1'-0"
 121 North Butler
 Madison, Wisconsin
 May 15, 2008
A107

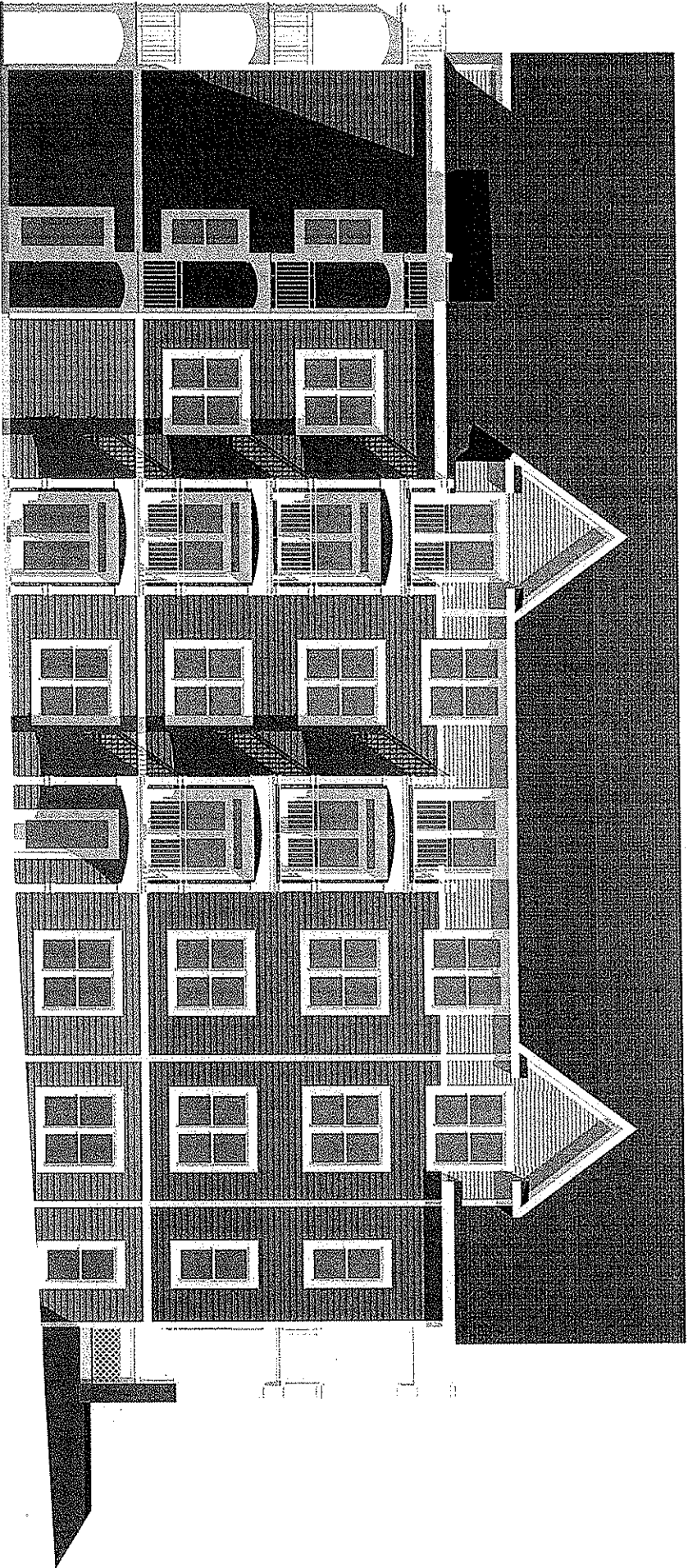
McFadden & Company
 228 State Street
 Madison, WI 53703
 608.251.1350 Voice
 608.251.1325 Fax
 mc.fadden@mcfc.com
 www.mcfc.com



McFadden & Company
228 State Street
Madison, Wisconsin 53703
608.231.1340 Voice
608.231.1323 Fax
mcfadden@mcfa.com
McFaddenCX



West (Butler Street) Elevation @ 1/8" = 1'-0"
121 North Butler
Madison, Wisconsin
April 24, 2008
A201

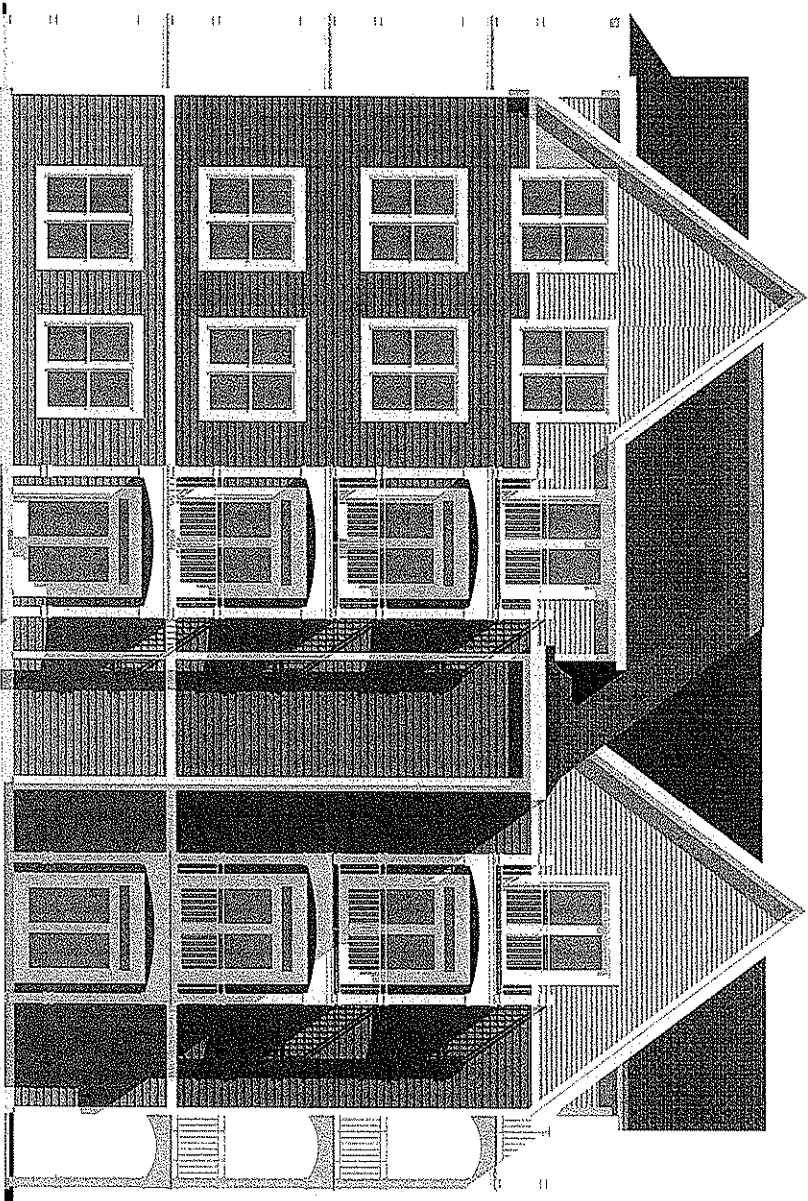


McFadden & Company
 238 State Street
 Madison, Wisconsin 53703
 608.231.1340 Voice
 608.231.1325 Fax
 mcfadden@mcfa.com
 McFaddenCO



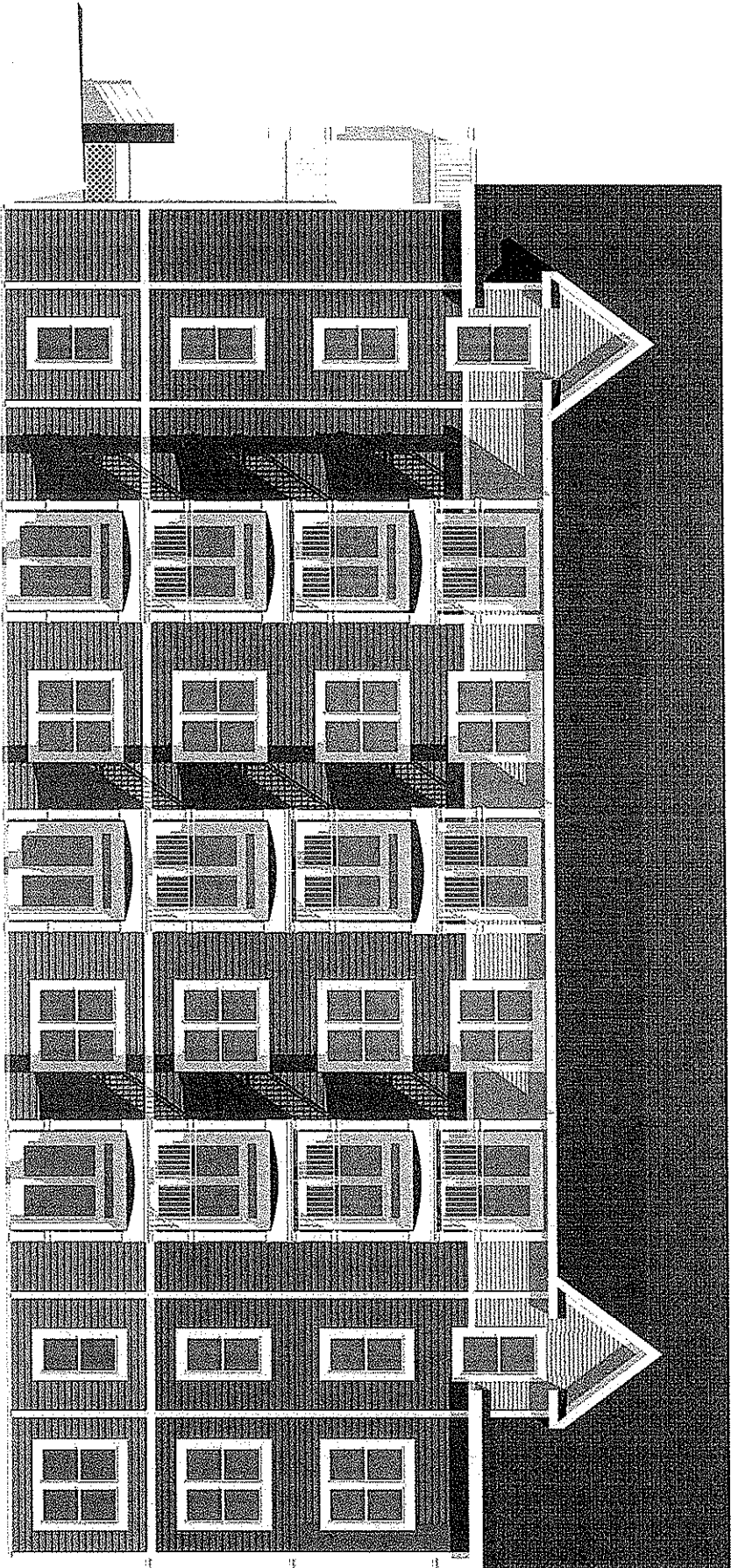
North Elevation @ 1/8" = 1'-0"
 121 North Butler
 Madison, Wisconsin
 April 24, 2008

A202



McFadden & Company
 228 State Street
 Madison, Wisconsin 53703
 608.251.1349 Voice
 608.251.1325 Fax
 mcfadden@amhbtc.com
 McFadden Co
 Madison, WI

East Elevation @ 1/8" = 1'-0"
 121 North Butler
 Madison, Wisconsin
 April 24, 2008
A203



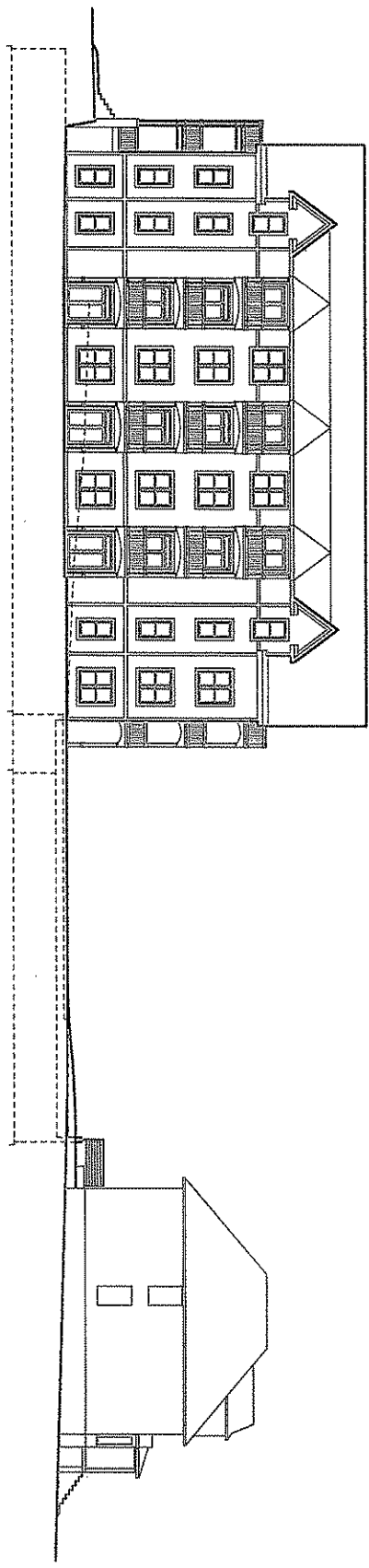
McFadden & Company
 228 State Street
 Madison, Wisconsin 53703
 608.231.1501 Voice
 608.231.1523 Fax
 mcfadden@panhandle.com



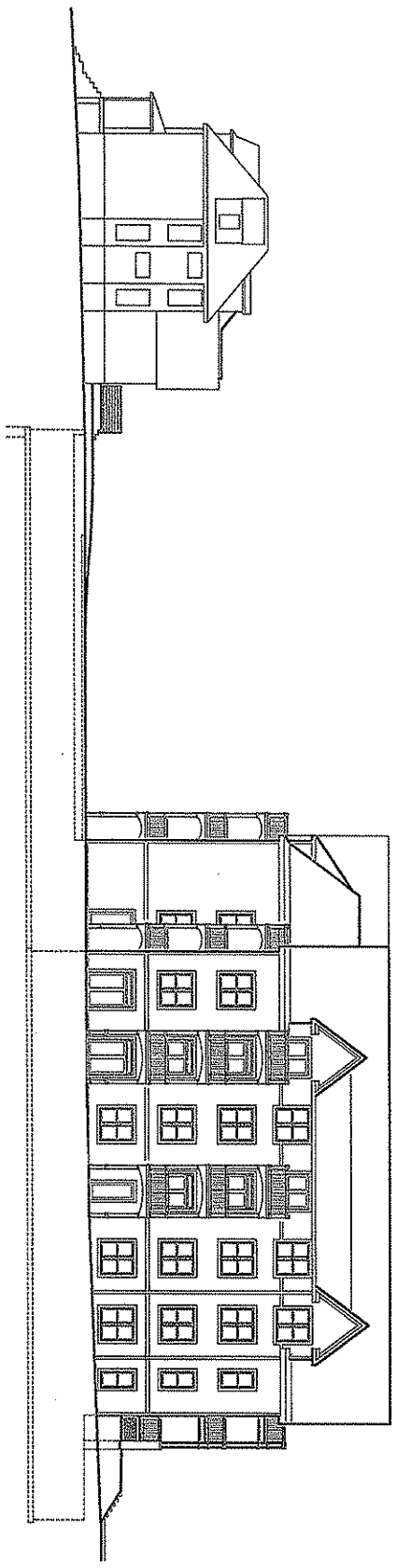
South Elevation @ 1/8" = 1'-0"
 121 North Butler
 Madison, Wisconsin
 April 24, 2008

A204

McFadden & Company
 238 State Street
 Madison, Wisconsin 53703
 608.251.1350 Voice
 608.251.1324 Fax
 mcfadden@mcfadco.com



South Elevation

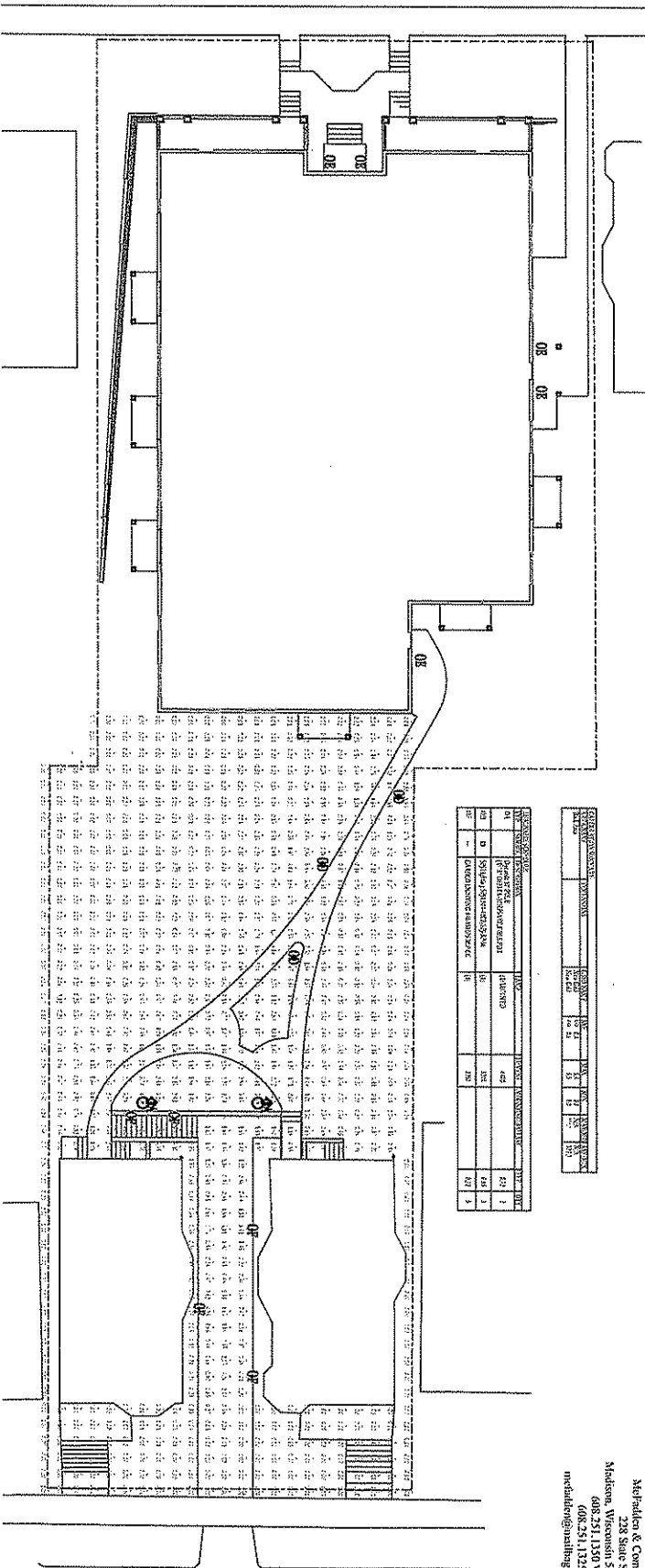


South Elevation

North & South Elevations @ 1" = 20'
 121 North Butler
 Madison, Wisconsin
 May 21, 2008

A205

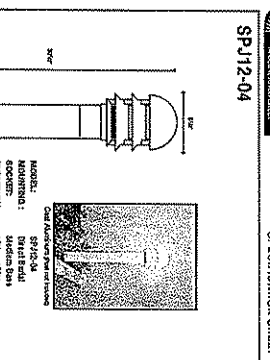
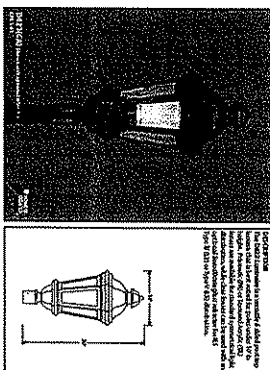
McFadden & Company
 238 State Street
 Madison, Wisconsin 53703
 608.231.1330 Voice
 608.231.1323 Fax
 mcfadden@mcfa.com

NO.	DESCRIPTION	QTY	UNIT	NO.	UNIT	NO.	UNIT
1	FIXTURE "OA"	1	EA	2	EA	3	EA
4	FIXTURE "OD"	1	EA	5	EA	6	EA
7	FIXTURE "OE"	1	EA	8	EA	9	EA

NO.	DESCRIPTION	QTY	UNIT	NO.	UNIT	NO.	UNIT
1	FIXTURE "OA"	1	EA	2	EA	3	EA
4	FIXTURE "OD"	1	EA	5	EA	6	EA
7	FIXTURE "OE"	1	EA	8	EA	9	EA

SPJ LIGHTING INC.
SPJ12-04
SPECIFICATION SHEET

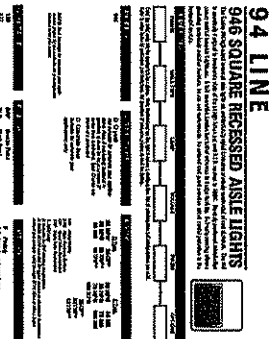


DESCRIPTION:
 This fixture is designed for use in a variety of applications. It is a high quality, durable, and energy efficient fixture. It is available in a variety of finishes and colors. It is a perfect choice for any outdoor lighting application.

FINISHES:
 BRONZE, BLACK, WHITE, SILVER, GOLD, COPPER, ALUMINUM, STAINLESS STEEL, POLYCARBONATE, POLYESTER GLASS, POLYCRYLIC GLASS, POLYURETHANE GLASS, POLYURETHANE GLASS WITH UV PROTECTION, POLYURETHANE GLASS WITH ANTI-REFLECTIVE COATING, POLYURETHANE GLASS WITH ANTI-STATIC COATING, POLYURETHANE GLASS WITH ANTI-GRIT COATING, POLYURETHANE GLASS WITH ANTI-FOG COATING, POLYURETHANE GLASS WITH ANTI-ICE COATING, POLYURETHANE GLASS WITH ANTI-SNOW COATING, POLYURETHANE GLASS WITH ANTI-RAIN COATING, POLYURETHANE GLASS WITH ANTI-DEW COATING, POLYURETHANE GLASS WITH ANTI-CONDENSATION COATING, POLYURETHANE GLASS WITH ANTI-CORROSION COATING, POLYURETHANE GLASS WITH ANTI-TOXIC COATING, POLYURETHANE GLASS WITH ANTI-BACTERIAL COATING, POLYURETHANE GLASS WITH ANTI-VIRAL COATING, POLYURETHANE GLASS WITH ANTI-ALLERGEN COATING, POLYURETHANE GLASS WITH ANTI-POLLUTANT COATING, POLYURETHANE GLASS WITH ANTI-ODOR COATING, POLYURETHANE GLASS WITH ANTI-SMELL COATING, POLYURETHANE GLASS WITH ANTI-TASTE COATING, POLYURETHANE GLASS WITH ANTI-TOXIC COATING, POLYURETHANE GLASS WITH ANTI-BACTERIAL COATING, POLYURETHANE GLASS WITH ANTI-VIRAL COATING, POLYURETHANE GLASS WITH ANTI-ALLERGEN COATING, POLYURETHANE GLASS WITH ANTI-POLLUTANT COATING, POLYURETHANE GLASS WITH ANTI-ODOR COATING, POLYURETHANE GLASS WITH ANTI-SMELL COATING, POLYURETHANE GLASS WITH ANTI-TASTE COATING.

MODEL: SPJ12-04
FINISHES: BRONZE, BLACK, WHITE, SILVER, GOLD, COPPER, ALUMINUM, STAINLESS STEEL, POLYCARBONATE, POLYESTER GLASS, POLYCRYLIC GLASS, POLYURETHANE GLASS, POLYURETHANE GLASS WITH UV PROTECTION, POLYURETHANE GLASS WITH ANTI-REFLECTIVE COATING, POLYURETHANE GLASS WITH ANTI-STATIC COATING, POLYURETHANE GLASS WITH ANTI-GRIT COATING, POLYURETHANE GLASS WITH ANTI-FOG COATING, POLYURETHANE GLASS WITH ANTI-ICE COATING, POLYURETHANE GLASS WITH ANTI-SNOW COATING, POLYURETHANE GLASS WITH ANTI-RAIN COATING, POLYURETHANE GLASS WITH ANTI-DEW COATING, POLYURETHANE GLASS WITH ANTI-CONDENSATION COATING, POLYURETHANE GLASS WITH ANTI-CORROSION COATING, POLYURETHANE GLASS WITH ANTI-TOXIC COATING, POLYURETHANE GLASS WITH ANTI-BACTERIAL COATING, POLYURETHANE GLASS WITH ANTI-VIRAL COATING, POLYURETHANE GLASS WITH ANTI-ALLERGEN COATING, POLYURETHANE GLASS WITH ANTI-POLLUTANT COATING, POLYURETHANE GLASS WITH ANTI-ODOR COATING, POLYURETHANE GLASS WITH ANTI-SMELL COATING, POLYURETHANE GLASS WITH ANTI-TASTE COATING.

94 LINE
946 SQUARE RECESSED ANGLE LIGHTS
SPECIFICATION SHEET



DESCRIPTION:
 This fixture is designed for use in a variety of applications. It is a high quality, durable, and energy efficient fixture. It is available in a variety of finishes and colors. It is a perfect choice for any outdoor lighting application.

MODEL: 946
FINISHES: BRONZE, BLACK, WHITE, SILVER, GOLD, COPPER, ALUMINUM, STAINLESS STEEL, POLYCARBONATE, POLYESTER GLASS, POLYCRYLIC GLASS, POLYURETHANE GLASS, POLYURETHANE GLASS WITH UV PROTECTION, POLYURETHANE GLASS WITH ANTI-REFLECTIVE COATING, POLYURETHANE GLASS WITH ANTI-STATIC COATING, POLYURETHANE GLASS WITH ANTI-GRIT COATING, POLYURETHANE GLASS WITH ANTI-FOG COATING, POLYURETHANE GLASS WITH ANTI-ICE COATING, POLYURETHANE GLASS WITH ANTI-SNOW COATING, POLYURETHANE GLASS WITH ANTI-RAIN COATING, POLYURETHANE GLASS WITH ANTI-DEW COATING, POLYURETHANE GLASS WITH ANTI-CONDENSATION COATING, POLYURETHANE GLASS WITH ANTI-CORROSION COATING, POLYURETHANE GLASS WITH ANTI-TOXIC COATING, POLYURETHANE GLASS WITH ANTI-BACTERIAL COATING, POLYURETHANE GLASS WITH ANTI-VIRAL COATING, POLYURETHANE GLASS WITH ANTI-ALLERGEN COATING, POLYURETHANE GLASS WITH ANTI-POLLUTANT COATING, POLYURETHANE GLASS WITH ANTI-ODOR COATING, POLYURETHANE GLASS WITH ANTI-SMELL COATING, POLYURETHANE GLASS WITH ANTI-TASTE COATING.

FINISHES: BRONZE, BLACK, WHITE, SILVER, GOLD, COPPER, ALUMINUM, STAINLESS STEEL, POLYCARBONATE, POLYESTER GLASS, POLYCRYLIC GLASS, POLYURETHANE GLASS, POLYURETHANE GLASS WITH UV PROTECTION, POLYURETHANE GLASS WITH ANTI-REFLECTIVE COATING, POLYURETHANE GLASS WITH ANTI-STATIC COATING, POLYURETHANE GLASS WITH ANTI-GRIT COATING, POLYURETHANE GLASS WITH ANTI-FOG COATING, POLYURETHANE GLASS WITH ANTI-ICE COATING, POLYURETHANE GLASS WITH ANTI-SNOW COATING, POLYURETHANE GLASS WITH ANTI-RAIN COATING, POLYURETHANE GLASS WITH ANTI-DEW COATING, POLYURETHANE GLASS WITH ANTI-CONDENSATION COATING, POLYURETHANE GLASS WITH ANTI-CORROSION COATING, POLYURETHANE GLASS WITH ANTI-TOXIC COATING, POLYURETHANE GLASS WITH ANTI-BACTERIAL COATING, POLYURETHANE GLASS WITH ANTI-VIRAL COATING, POLYURETHANE GLASS WITH ANTI-ALLERGEN COATING, POLYURETHANE GLASS WITH ANTI-POLLUTANT COATING, POLYURETHANE GLASS WITH ANTI-ODOR COATING, POLYURETHANE GLASS WITH ANTI-SMELL COATING, POLYURETHANE GLASS WITH ANTI-TASTE COATING.

Site Lighting Plan @ 1" = 20'
 121 North Butler
 Madison, Wisconsin
 May 19, 2008
E101