



# City of Madison

## Conditional Use and Demolition

Location  
119-125 North Butler Street &  
120-124 North Hancock Street

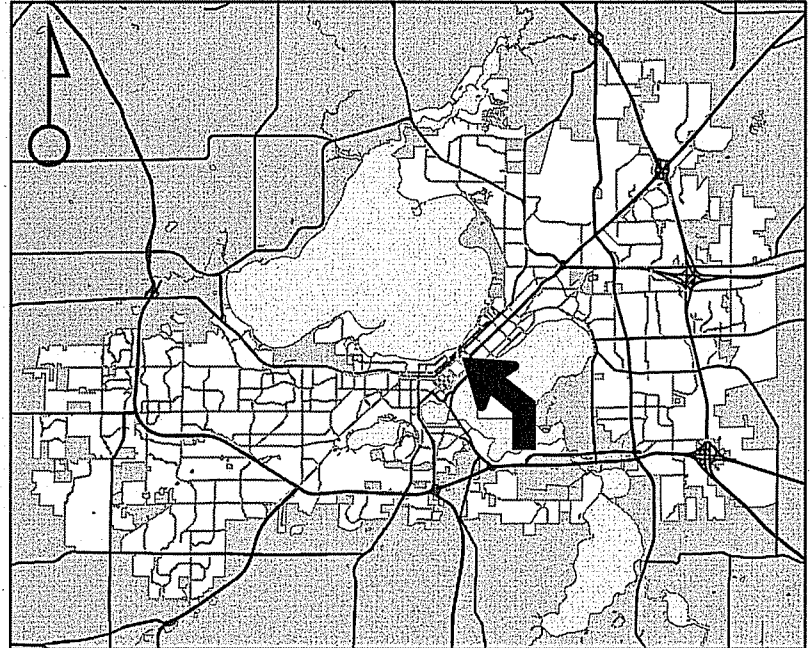
Project Name  
121 North Butler

Applicant  
Cliff Fisher / James McFadden  
- McFadden & Company

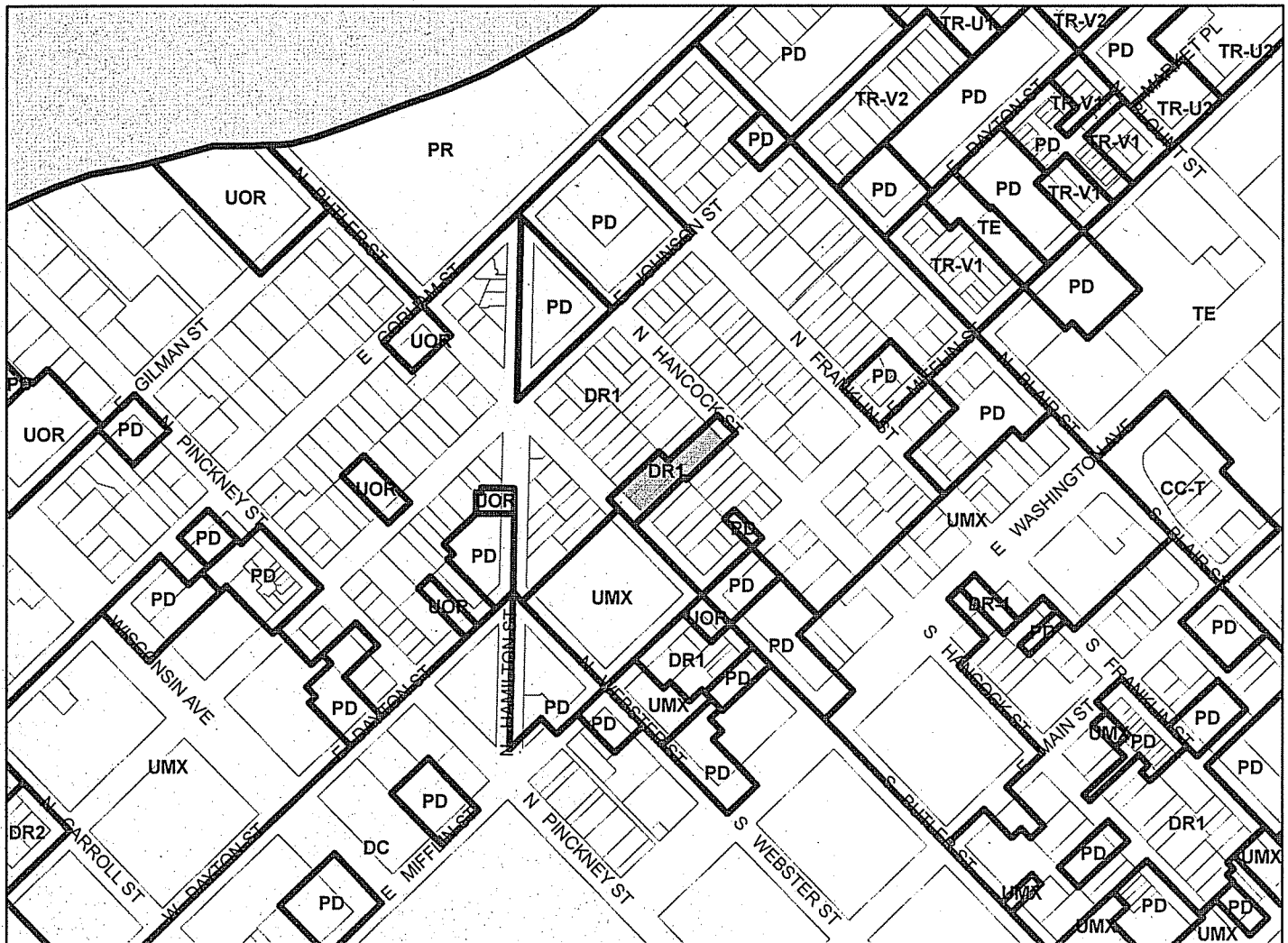
Existing Use  
Two-family residence / four-unit  
apartment

Proposed Use  
Demolish two-family residence  
and four-unit apartment building  
to construct 52-unit apartment  
building in residential building complex  
including 2 existing two-family residences

Public Hearing Date  
Plan Commission  
03 April 2017

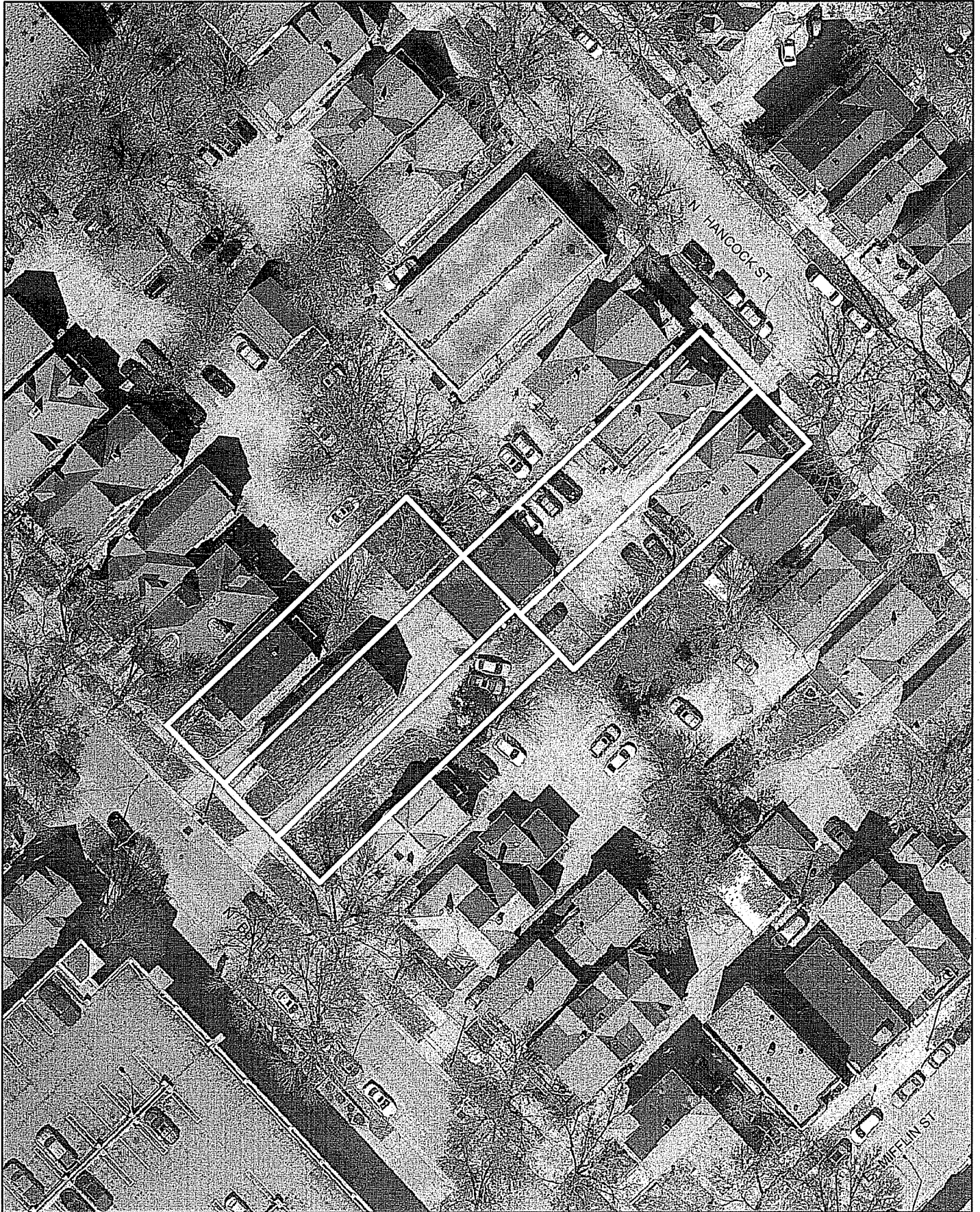


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 27 March 2017





# LAND USE APPLICATION

CITY OF MADISON

\$350

21065-0011

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Am't. Paid <u>600</u>	Receipt No. <u>21065-0004</u>
Date Received <u>9/24/16</u>	
Received By <u>JK</u>	
Parcel No. <u>0709-133-2310-4</u>	
Aldermanic District <u>2-Todell Zellers</u>	
Zoning District <u>BR-1</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 119-125 North Butler & 124-12 North Hancock  
**Project Title (if any):** 121 North Butler

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

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

**Applicant Name:** James McFadden      **Company:** McFadden & Company  
**Street Address:** 380 West Washington Avenue      **City/State:** Madison, Wisconsin      **Zip:** 53703  
**Telephone:** (608) 251-1350      **Fax:** ( )      **Email:** mcfadden@mailbag.com

**Project Contact Person:** James McFadden      **Company:** McFadden & Company  
**Street Address:** 107 North Hancock Street      **City/State:** Madison, Wisconsin      **Zip:** 53703  
**Telephone:** (608) 231-2828      **Fax:** ( )      **Email:** mcfadden@mailbag.com

**Property Owner (if not applicant):** Cliff Fisher  
**Street Address:** 107 North Hancock Street      **City/State:** Madison, Wisconsin      **Zip:** 53703

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Retain (2) & demolish (2) existing structures & construct new four story building with (52) apartments with (19) enclosed & (4) surface parking stalls

**Development Schedule:** Commencement Spring 2017      Completion Spring 2018

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com).

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

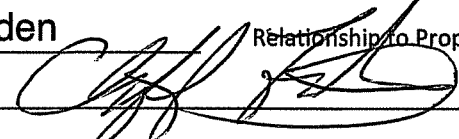
Ledell Zellers 04.29.15 & Neighborhood Meeting 08.03.15

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: 01.29.15 Zoning Staff: Matt Tucker Date: July 13, 2015

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant James McFadden Relationship to Property: Architect  
Authorizing Signature of Property Owner  Date September 20, 2016 9



## 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: March 28, 2017

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 basement parking.

In deference to the new zoning ordinance the width of the new building has been reduced from the original 72 to 60 feet and the covered rear yard parking has been eliminated reducing the number of stalls from 38 to 23 (19 enclosed and 4 surface). The new building's footprint has been shrunk slightly while the number of units has been increased from 42 to 48 (44 new and 4 existing) with an emphasis on studio and one-bedroom apartments. With the spate of new developments Downtown disproportionately 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 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:

The two existing duplexes on Hancock Street will be retained.

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 3,180 SF of useable open space equipped with seating and barbeque furnishings. Overall the useable open space will be increased from 1,156 to 5,400 SF (3,180 Ground and 2,200 Balcony).

There will be a new one way drive entered from Butler Street along the south side of the new building and exiting between the two existing buildings onto Hancock Street.

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 architecturally compatible wood framed masonry faced building with 52 predominately studio and one-bedroom rental apartments.

Construction Schedule:

Start: Summer 2017  
Completion: Summer 2018

Owner:

Cliff Fisher  
107 North Hancock  
Madison, Wisconsin 53703

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

Total: 48

Unit Mix:  
Retained: 4 Threes  
New: 10 Studios, 22 Ones, 11 Twos, 1 Three

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

Residential Point Value:  
Required 1.25  
Proposed 1.39

Usable Open Space:  
(73) Bedrooms @ 40 = 2,920 SF < 5,140 SF Provided OK

Current Zoning:  
DR1

Automobile Parking:  
Existing:  
Surface: 12  
Enclosed: 9  
Total: 21

Site Area:  
20,625 SF or 0.47 Acres

Proposed:  
Surface: 4  
Enclosed: 19  
Total: 23

Building Coverage:  
Existing: 7,534 SF  
Proposed: 9,016 SF (2,236 SF Existing & 6,746 SF New)

Bike Parking:  
Enclosed: 56  
Surface: 12  
Total: 68

Surface Parking & Paved Area:  
Existing: 9,313 SF  
Proposed: 4,700 SF

Useable Open Space:  
Existing: 1,516 SF  
Proposed: 5,140 SF

Floor Area:  
Total Existing: 13,534 SF  
Retained: 4,671  
New: 26,984  
Total Proposed: 30,543 SF

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

Apartments:  
Existing Retained: 4  
Existing Removed: (9)  
Proposed New: 44