



Submission to the Urban Design Commission
119-25 North Butler
Madison, Wisconsin
July 1, 2007

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>July 2, 2007</u>	Action Requested
UDC MEETING DATE: <u>July 11, 2007</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 119, 123 & 125 North Butler and 120 & 124 North Hancock

ALDERMANIC DISTRICT: 2

OWNER/DEVELOPER (Partners and/or Principals) <u>Cliff Fisher, Cliff Fisher Development</u> <u>107 North Hancock</u> <u>Madison, Wisconsin 53703</u>	ARCHITECT/DESIGNER/OR AGENT: <u>James McFadden</u> <u>McFadden & Company</u>
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CONTACT PERSON: James McFadden
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Madison, Wisconsin
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E-mail address: mcfadden@mailbag.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Narrative

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



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

Date: July 1, 2007

Project: 121 North Butler

This is a preliminary presentation for a proposed new four story building on a site composed of five contiguous properties on the one hundred block of North Butler and Hancock Streets.

There are at present five buildings on the site. The two existing buildings at 120 & 124 Hancock each with two three bedroom apartments will be retained, an existing two unit building at 119 North Butler will be relocated and the four flat at 123 & the two flat at 125 North Butler respectively will be demolished.

As presented previously the new building will have 34-predominately one-bedroom rental apartments built to condominium standards in terms of ceiling height, fenestration, energy efficiency and sound isolation. There will be below grade parking, which will be accessed via an existing shared drive between 120 & 124 entered from Hancock Street.

Subsequent to our informational presentation we have located and are in the process of purchasing a property to receive the to be relocated 121 Butler building. We have retained Jean Borman Garden Productions who has prepared the landscape plan attached as well Focus on Energy with whom we are working to improve the proposed building so that it will meet U.S. Green Building Council LEED certification standards.

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: May 8, 2007

Project: 121 North Butler

Existing Conditions:

The site consists of five contiguous properties located on the one hundred block between North Butler and Hancock Streets.

There are two existing buildings at 120 & 124 Hancock each with two three bedroom apartments which will be retained, an existing two unit building at 119 North Butler which will be relocated and a four flat at 123 & a two flat at 125 North Butler which will be demolished.

The existing rear yards are currently used for parking and contain three garage structures that will be demolished.

Proposed Improvements:

A new wood framed four-story building fronting on Butler Street constructed over below grade parking that will be accessed via an existing drive entered from Hancock Street.

The new building will have 34 to 38 predominately one-bedroom rental apartments built to condominium standards in terms of ceiling height, fenestration, energy efficiency and sound isolation.

Address:

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

Legal Description:

119 N Butler
ORIGINAL PLAT, BLK 111, SE 25 1/4 FT OF NW 57 1/4 FT OF LOT 13.
123 N Butler
ORIGINAL PLAT, BLK 111, NW 32 FT OF LOT 13.
125 N Butler St
ORIGINAL PLAT, BLK 111, SE 1/2 OF LOT 14.
120 N Hancock St
ORIGINAL PLAT, BLK 111, SE 1/2 OF LOT 6.
124 N Hancock St
ORIGINAL PLAT, BLK 111, NW 1/2 OF LOT 6

Construction Schedule:

Start: August 16, 2007
Completion: Spring 2008

Owner and General Contractor:

Cliff Fisher
107 North Hancock
Madison, Wisconsin 53703

Architect:

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

Landscaper:

Jean Borman
Garden Productions
521 Farwell Drive
Madison, Wisconsin 53703

Zoning:

R6

Site Area:

20,625 SF or 0.47 Acres

Building Coverage:

Existing: 7,534 SF
Proposed: 9,092

Surface Parking & Paved Area:

Existing: 10,305 SF
Proposed: 2,411

Green Space:

Existing: 2,774 SF
Proposed: 7,683

Useable Open Space:

Existing: 1,511 SF
Proposed: 6,774

Floor Area:

Total Existing: 13,534 SF
Retained: 4,671
New: 6,755 SF Footprint x 4.0 Stories = 27,020
Total Proposed: 31,691 SF

Floor Area Ratio:

Existing: 13,534 SF / 20,625 SF = 0.66
Proposed 31,691 SF / 20,625 SF = 1.54

Apartments:

Existing Retained: 4
Existing Removed: (9)
Proposed New: 34-38
Total: 38-42

Unit Mix:

Existing: 4 Threes
Proposed: 6 Efficiencies, 23 Ones, 5 Twos (exact mix subject to change)

Lot Area:

(6) Efficiencies @ 300 = 1,800 SF
(23) Ones @ 450 = 10,350
(5) Twos @ 600 = 3,000
(4) Existing Threes @ 750 = 3,000
Lot Area Required (R6) 18,150 SF < 20,625 SF Provided ok

Usable Open Space:

(6) Efficiencies @ 70 = 420 SF
(23) Ones @ 70 = 1,160
(5) Twos @ 140 = 700
(4) Existing Threes @ 210 = 840

Total Open Space Required (R6) 3,570 SF < 6,774 SF Provided ok

Parking:

Existing:

Surface: 9
Enclosed: 9
Total: 18

Existing:

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.

Existing Conditions

From: McFadden & Company
228 State Street
Madison, Wisconsin 53703



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

Date: May 8, 2007

Project: 119, 123 & 125 North Butler

The proposed redevelopment of the five contiguous properties located at 119, 123 & 125 North Butler and 120 and 124 North Hancock Streets will entail the retention of the two residential buildings on Hancock, the relocation off site of the residential building at 119 North Butler and the demolition the two residential buildings at 123 and 125 North Butler and the three garages located respectively in the rear yards of 124 North Hancock and 123 & 125 North Butler.

The three residential buildings on North Butler are all structurally sound and by the standards of student housing market well maintained. The three masonry garages are functionally obsolete and are currently used more for storage than parking and therefore not surprisingly show signs of deferred maintenance most notably in the cracking of and between the masonry units.

119 North Butler is a two story 21' by 43' wood framed structure with the broad porch and pitched roof characteristic of its time and neighborhood. It was originally constructed as a single-family house in 1894. It has subsequently been divided into three apartments. One unit occupies the former living room and dining room on the front of the first floor while a second was formed out of the former kitchen and pantry to the rear. The second floor apartment has two of the original well-proportioned bedrooms in the center with the original front bedroom now serving as living room and the rear as the kitchen. There is a rubble walled basement with access only from the exterior and an undeveloped attic. With its current layout it would have no appeal outside the student market but it does offer the possibility of being restored as single-family residence.

In contrast with its neighbors 123 North Butler is a long thin (21' by 59') masonry veneered porch less building with a low-pitched roof. It was apparently originally built as a fourplex in 1938. Entry and the common stair are located at the rear with the door to the street serving a single apartment. For some inexplicable reason this building was divided into two along its length resulting in two extraordinarily long narrow apartments on each of the two floors. The southern units have a small living room to the front and a kitchen to the rear with two small bedrooms each barely large enough (7' by 8'-4") to accommodate a single twin bed. The northern unit is essentially a long 8' wide hall with partitions partially delineating living, dining and sleeping spaces. 123 Butler has a layout that is marginal at best for the student housing market and a geometry that disallows any efficient conversion to any other use.

Some portions of 125 North Butler apparently date from 1874 though it appears that it was moved from its original to its current location at some undetermined date as it currently sits on a poured concrete and not a rubble foundation wall. The original attic and roof were removed in the 1970's and a new third floor added. The original wood façade was removed at the same time and replaced with a mix of plywood siding and stone. The building, which has a relatively small 23' by 40' footprint, has a small but relatively straightforward one-bedroom apartment on the first floor and a three bedroom 70's loft style unit complete with spiral stair sharing the second and third floors. Though currently stable there has been some settling towards the rear resulting in a perceptible slope to the second and third floors. This building retains none of its original character and is architecturally sharply incompatible with its neighbors. It has an interior layout that would have no appeal outside the short-term student rental market.

Attached there are seven sheets with the first showing the three buildings together in context followed by three paired pages illustrating the exterior and interior existing conditions of respectively of each of the three subject properties.



View from North West



View from South West



View from North East



View from South East



View from North West



View from South West



View from North East



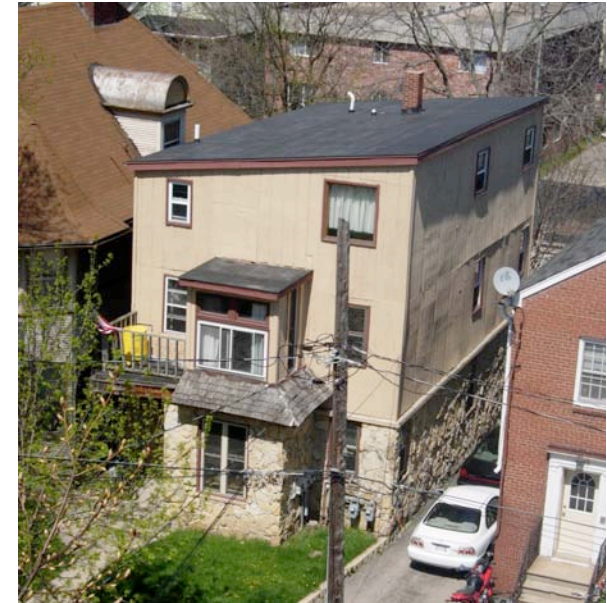
View from South East



View from North West



View from South West



View from South West



View from North East

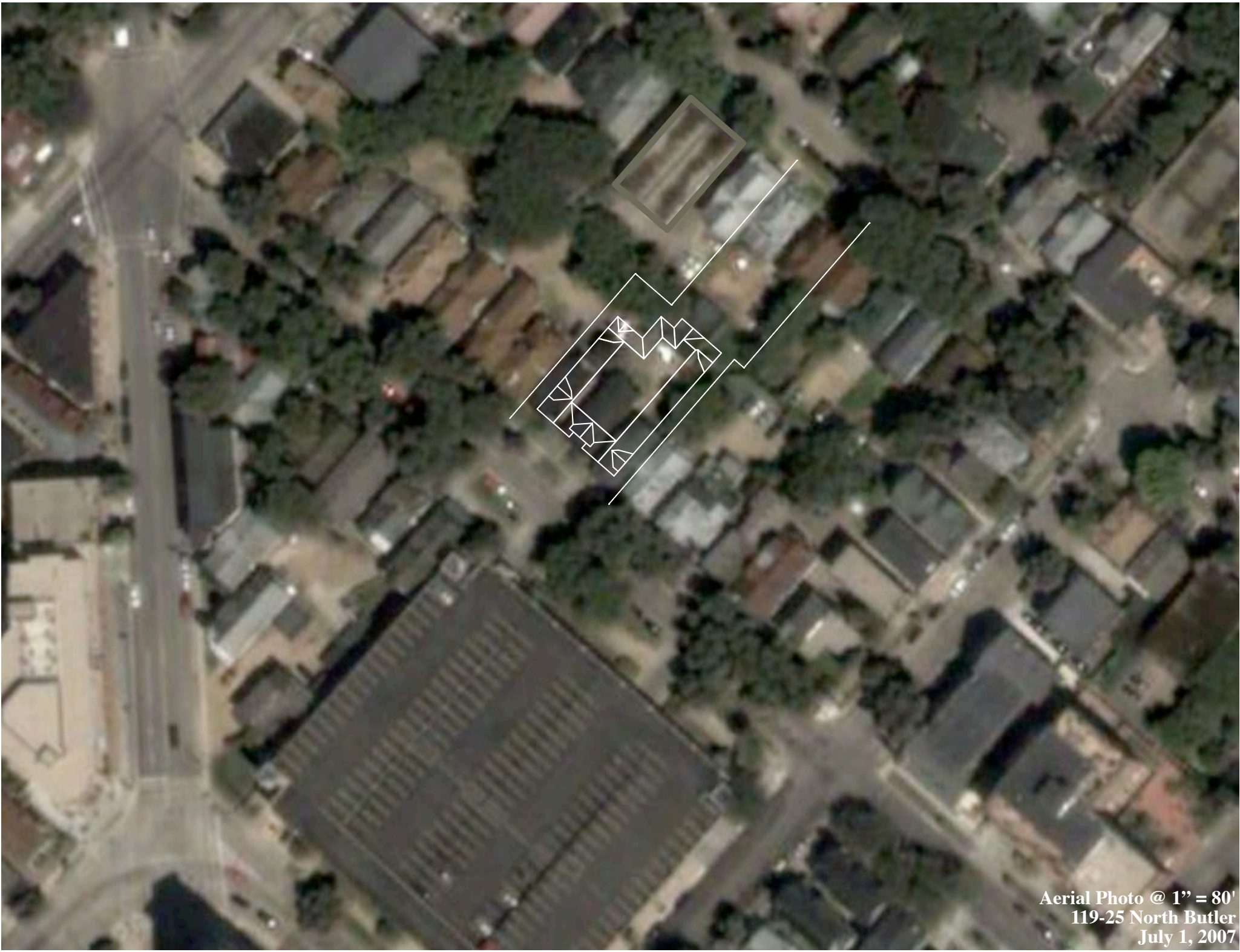


View from South East

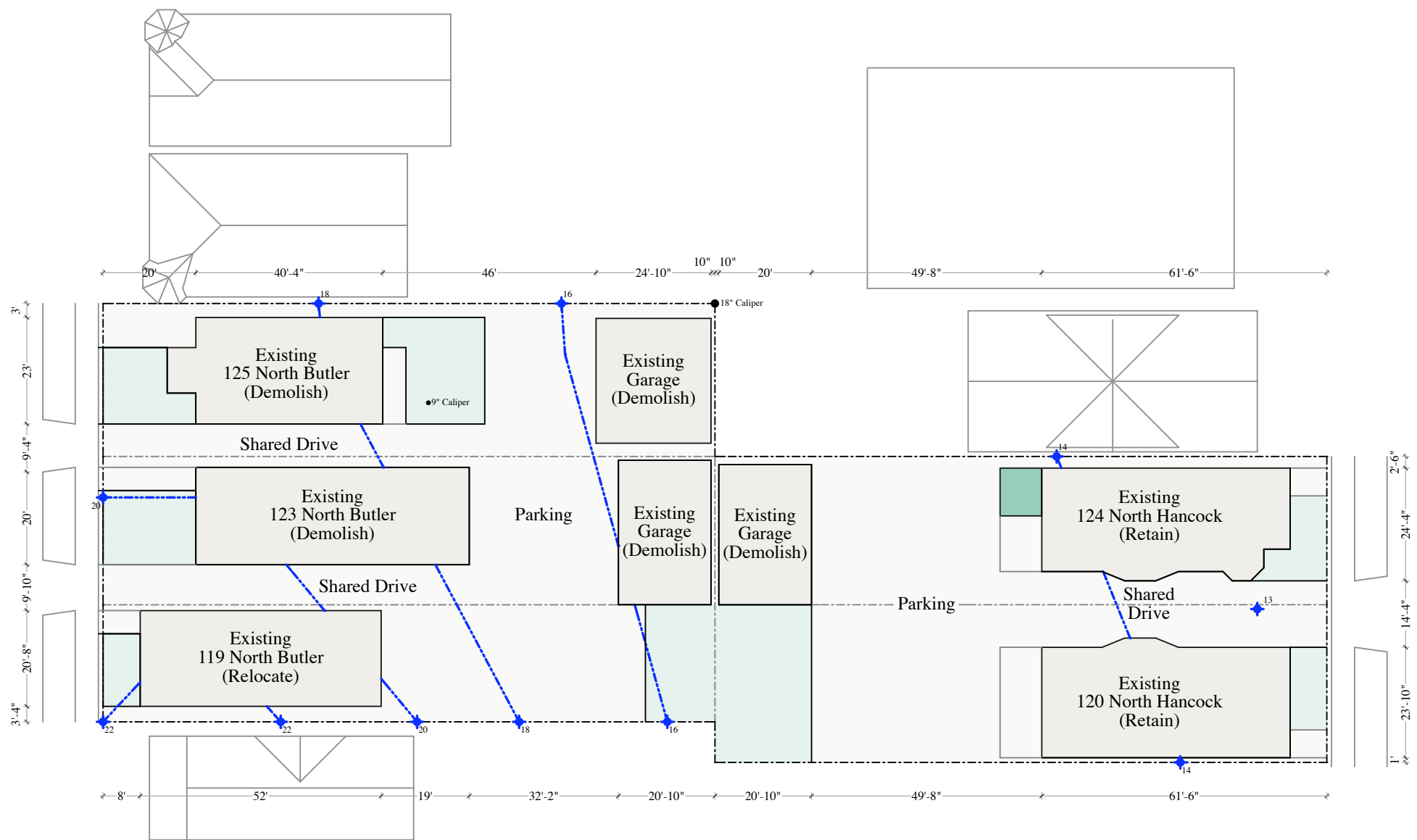


View from South East

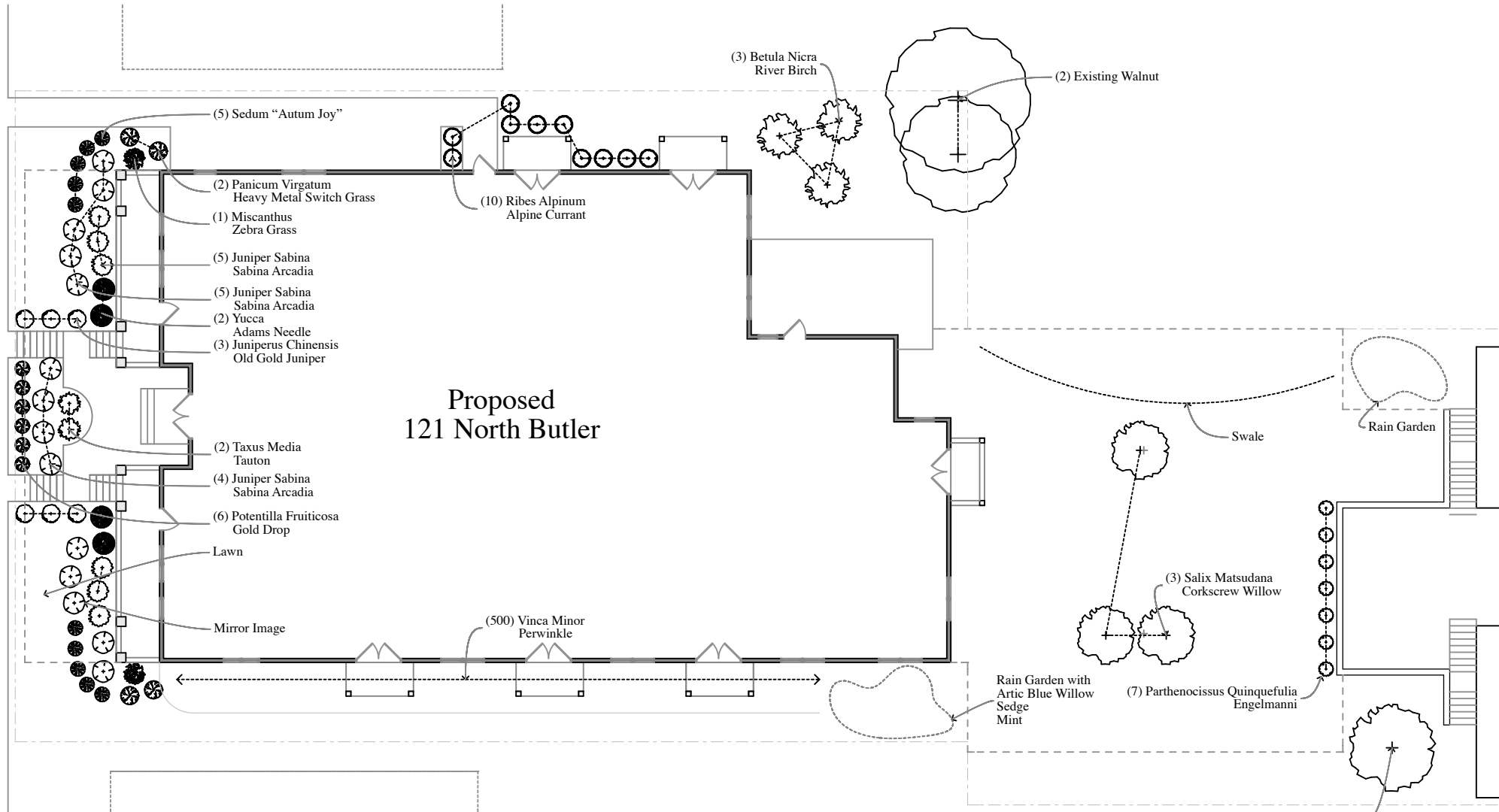
125 North Butler Existing Exterior Conditions
May 5, 2007

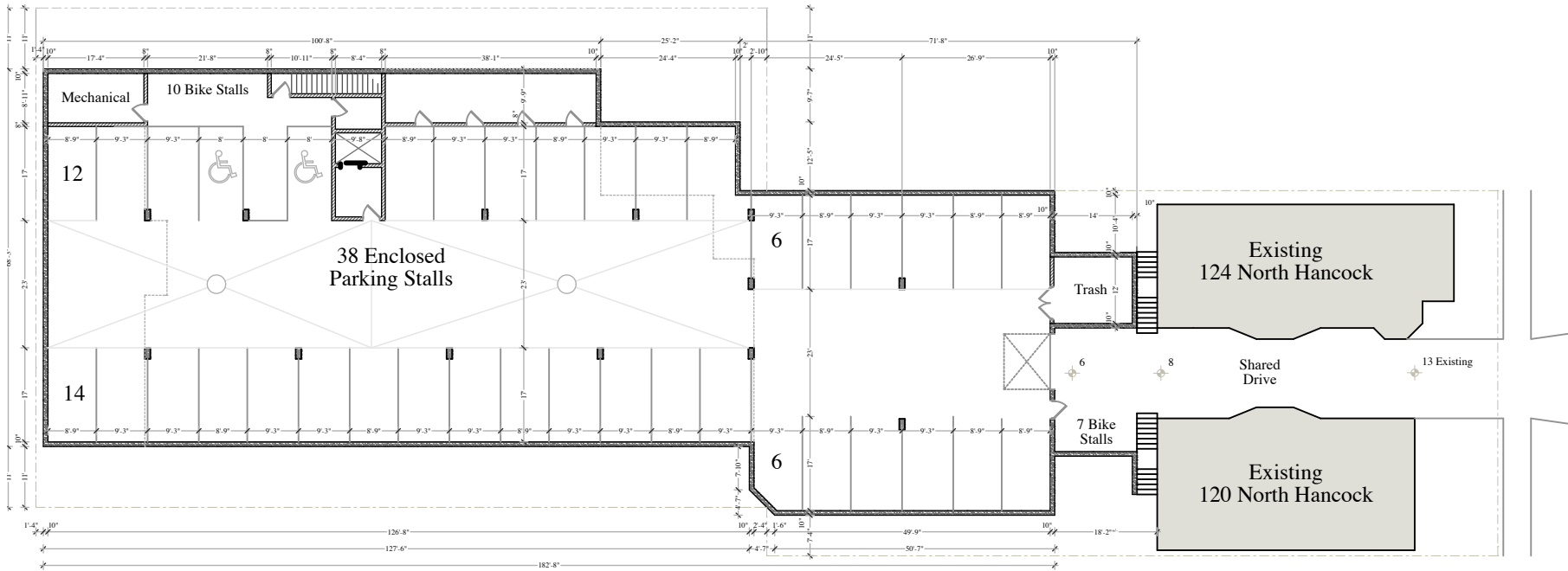


Aerial Photo @ 1" = 80'
119-25 North Butler
July 1, 2007

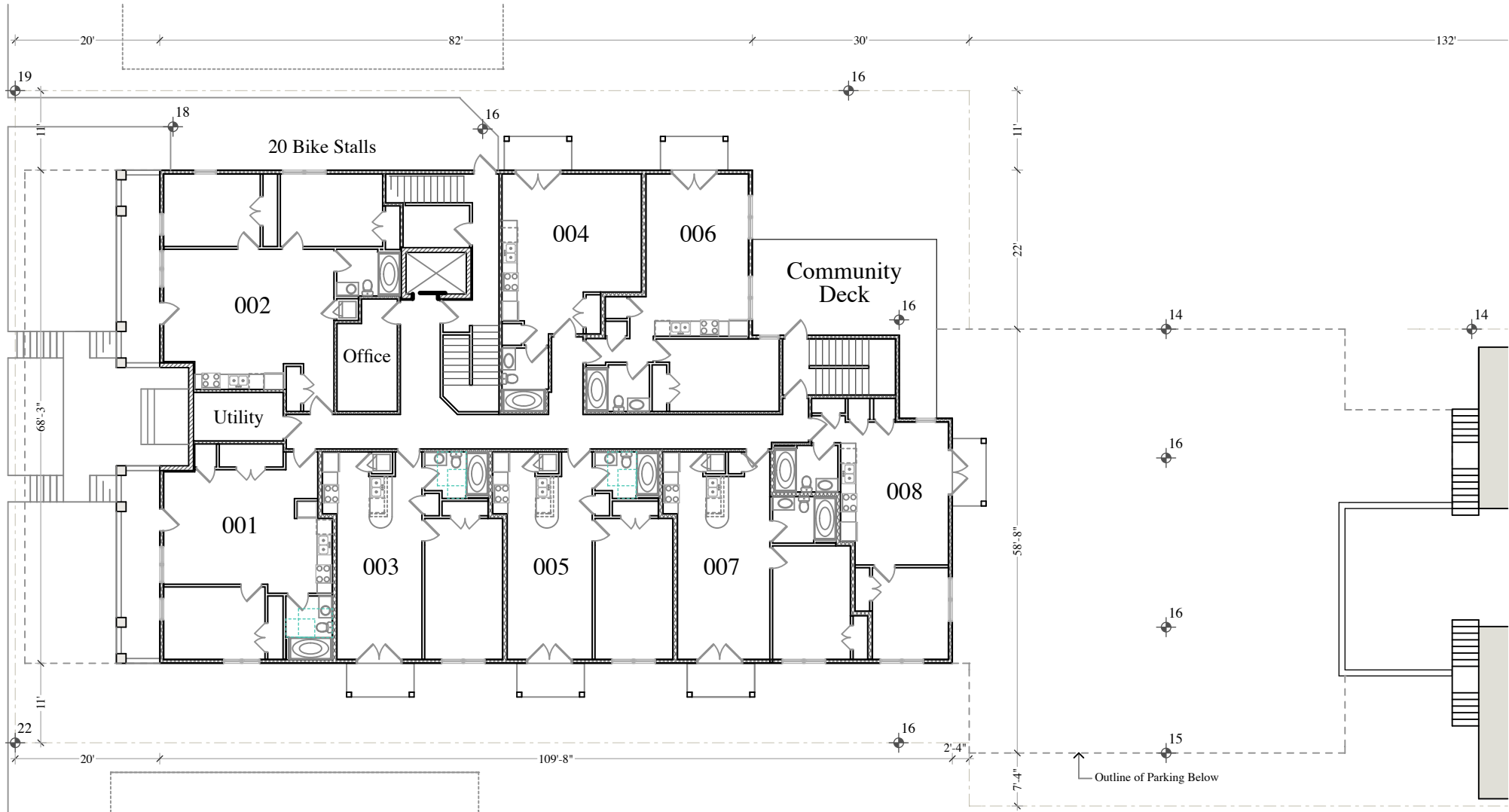


Existing Site Plan @ 1" = 30'
 119-25 North Butler
 Madison, Wisconsin
 July 1, 2007

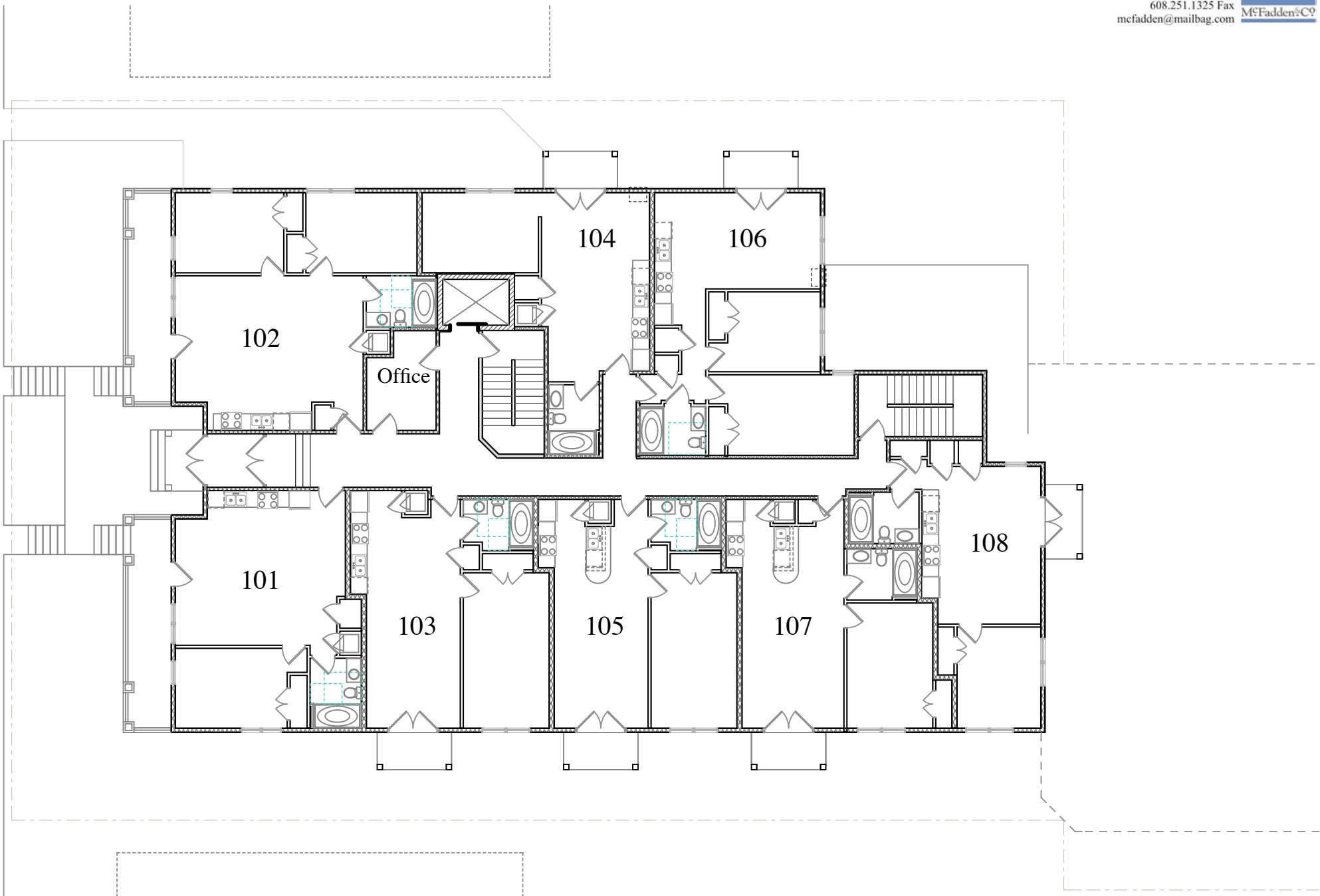




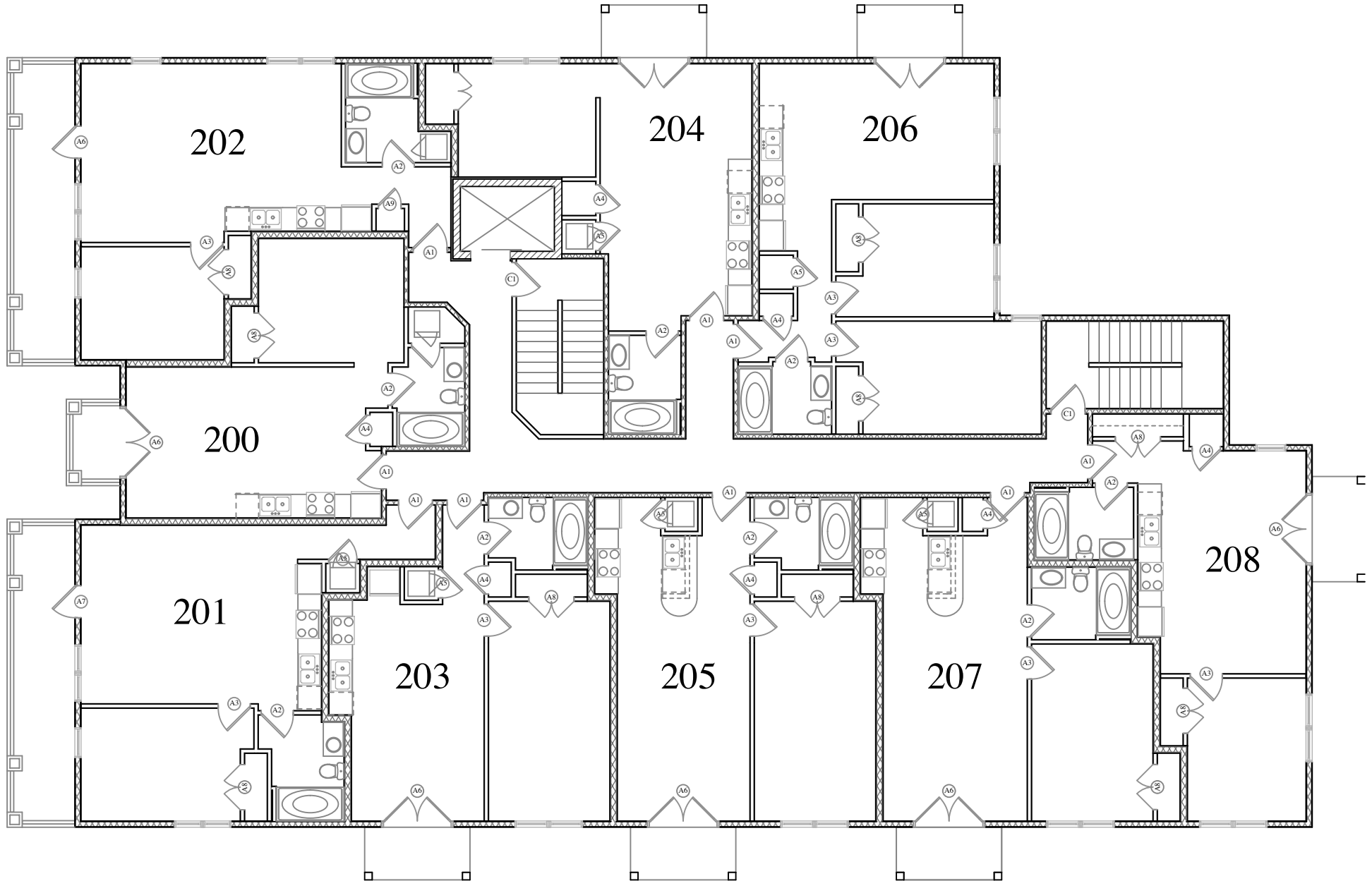
Parking Level Plan @ 1" = 30'
 119-25 North Butler
 Madison, Wisconsin
 July 1, 2007



Proposed Ground Floor Plan @ 1" = 20'
 119-25 North Butler
 Madison, Wisconsin
 July 1, 2007



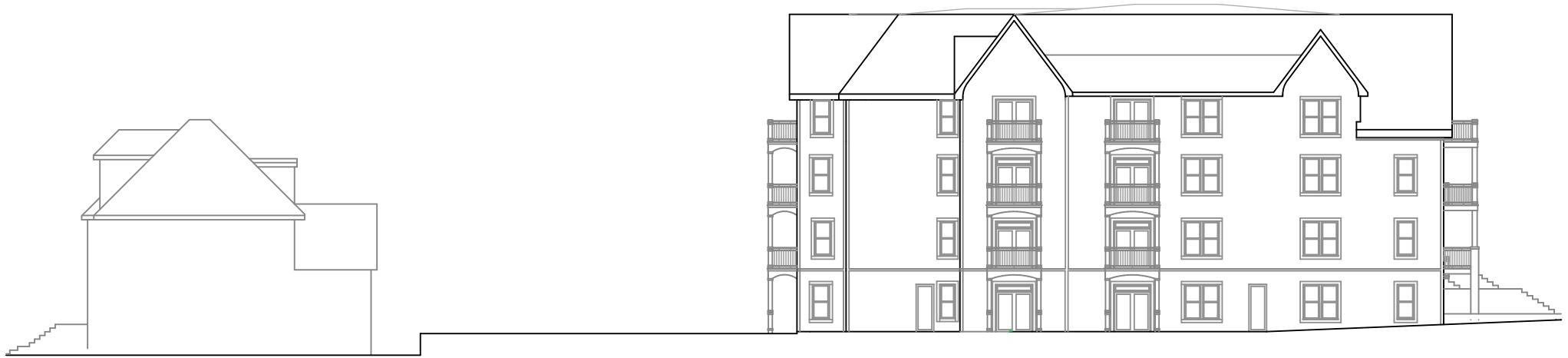
Proposed First Floor Plan @ 1/16" = 1'-0"
119-25 North Butler
Madison, Wisconsin
July 1, 2007



Proposed Second Floor Plan @ 1/12" = 1'-0"
119-25 North Butler
Madison, Wisconsin
July 1, 2007



West or Butler Street Elevation @ 1/8" = 1'-0"
119-25 North Butler
Madison, Wisconsin
July 1, 2007



North



South



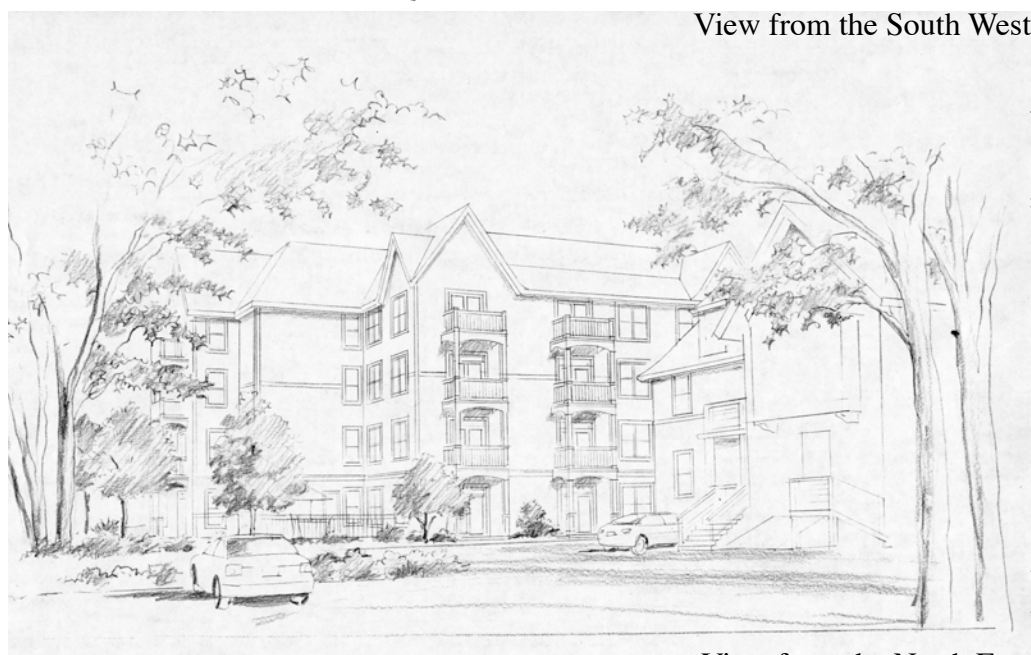
East Elevation & Garage Section @ $3/32'' = 1'-0''$
119-25 North Butler
Madison, Wisconsin
July 1, 2007



View from the South West



View from the South East



View from the North East



View from the North West