



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.

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 SF / 20,625 SF = 0.66
Proposed 30,812 SF / 20,625 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 = 3,000
Lot Area Required (R6) 18,750 SF < 20,625 SF Provided ok

Usable Open Space:

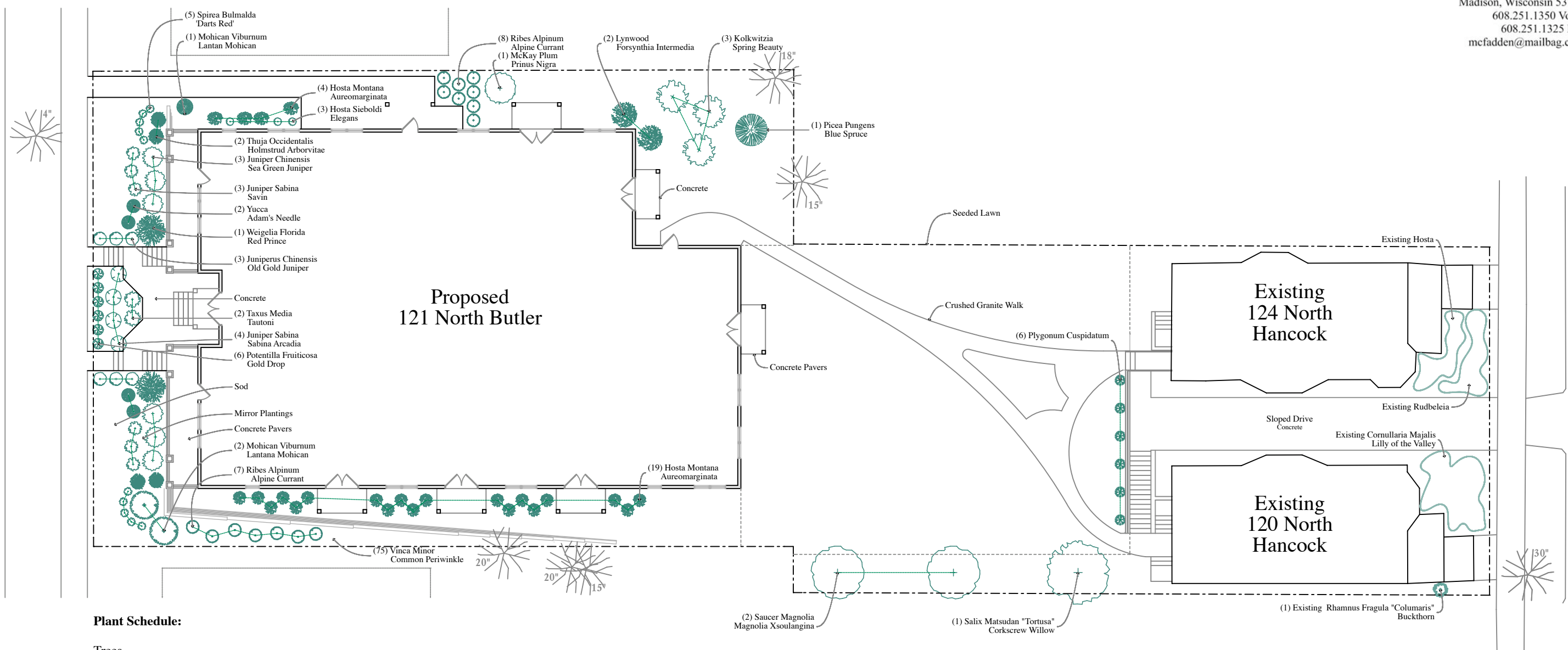
(12) Efficiencies @ 70 = 840 SF
(23) Ones @ 70 = 1,610
(3) Twos @ 140 = 420
(4) Existing Threes @ 210 = 840
Total Open Space Required (R6) 3,710 SF < 8,110 SF Provided ok

Parking:

Existing:
Surface: 12
Enclosed: 9
Total: 21

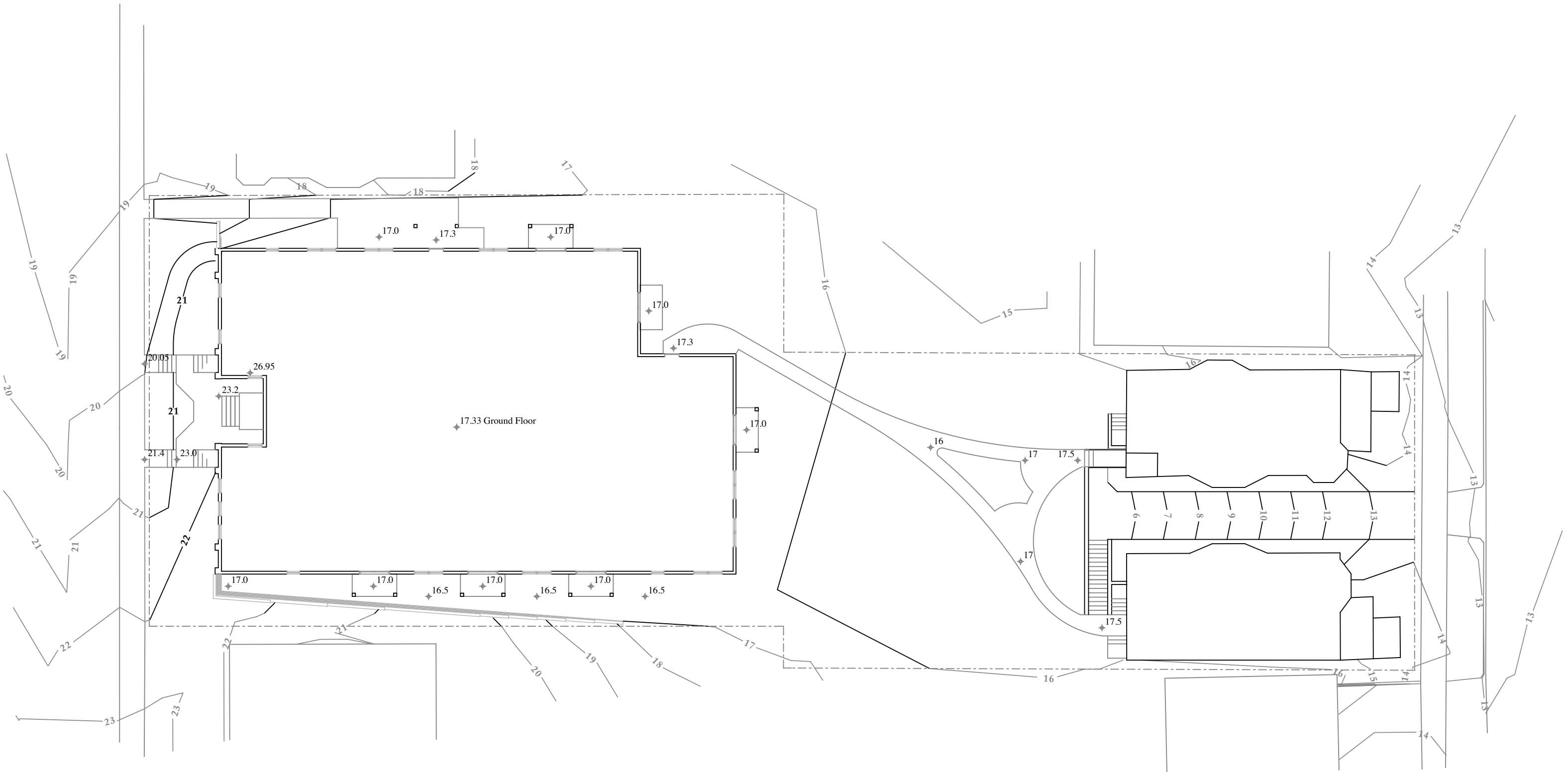
Proposed:
Surface: 0
Enclosed: 38
Total: 38

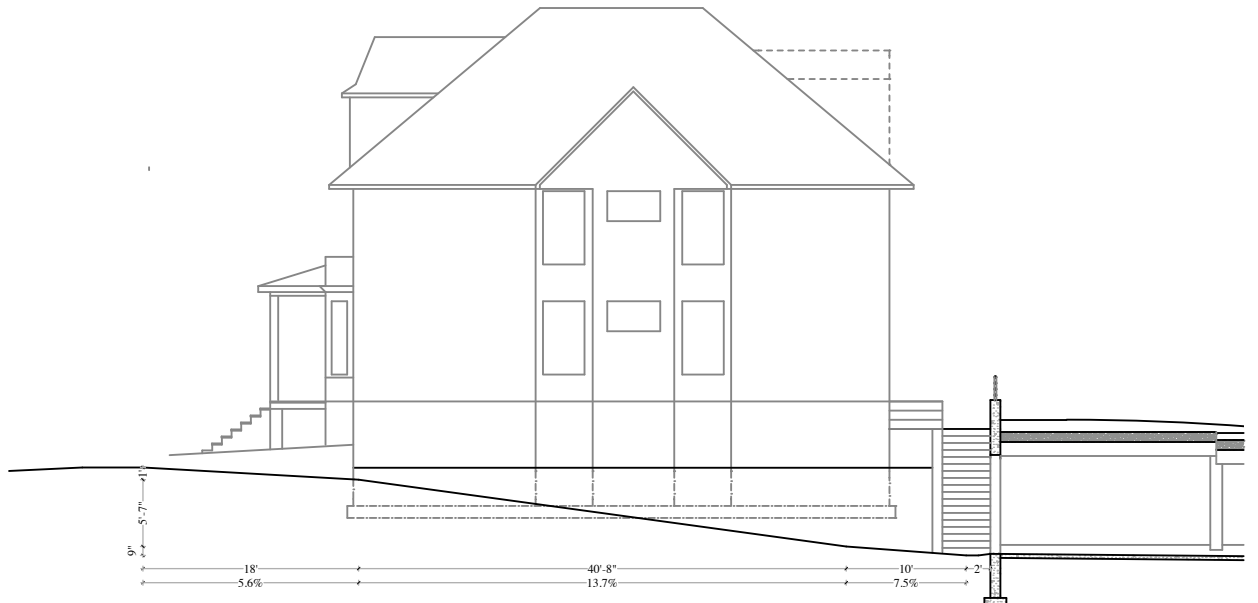
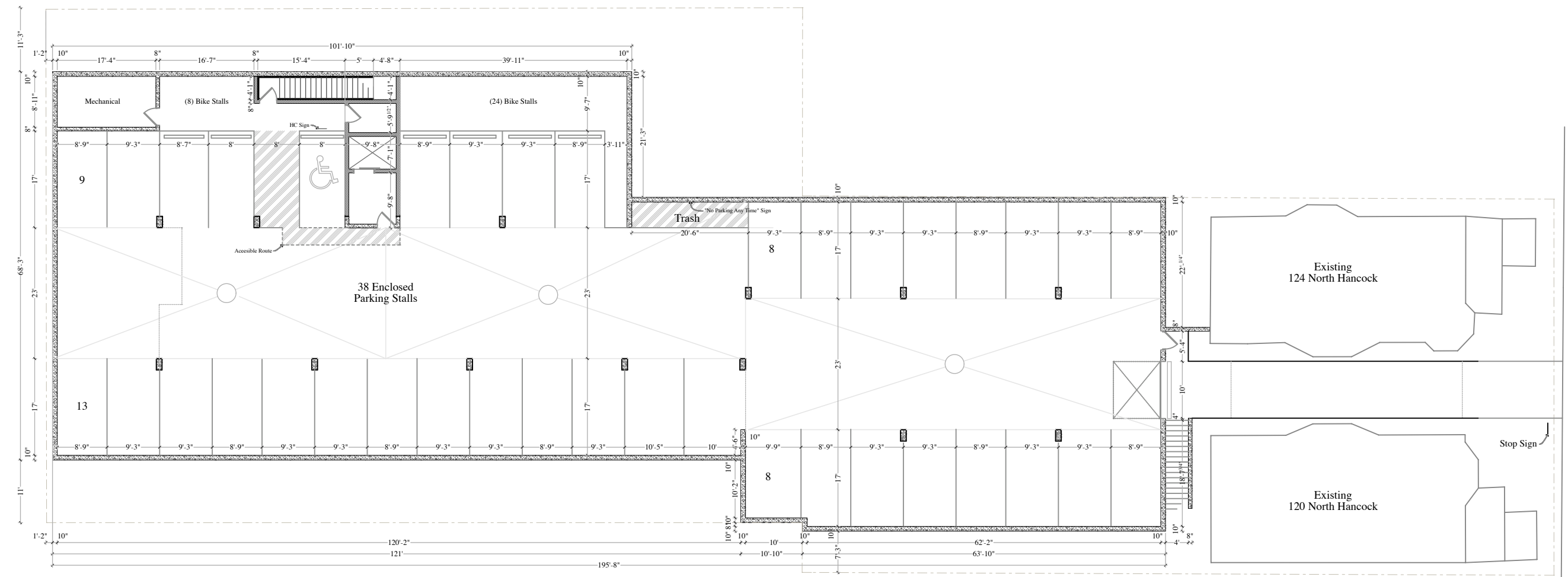
No residential parking permits will be issued for *121 North Butler*; the applicant shall inform all tenants of this in their apartment leases.



Plant Schedule:

Trees		
2	Magnolia Xsoulanginan / Saucer Magnolia	20'x30'
1	Prunus Nigra / Princess Kay Plum	15'x8'
1	Salix Matsudan / Tortusa	30'x20'
Shrubs		
2	Forsythia Intemedia / Lynwood	5'-7'x7'
3	Kolkwitzia Amabalis / Spring Beauty	6'x6'
6	Potentilla Fruiticosa / Gold Drop	2'x2'-3'
18	Ribes Alpinum / Alpine Currant	3'x3'
3	Spirea Bulmalda / Darts Red	2'x4'
3	Viburnum Lantana / Mohican	6'x6'
2	Weigelia Florida /Red Prince	5'x5'
Evergreens		
3	Juniperus Chinenis / Sea Green	4'x4'
6	Juniperus Chinenis / Old Gold	2'x3'-4'
4	Juniperus Sabina / Savin	2.5'x3'
2	Taxus Media / Tautoni	4'x4'
2	Thuja Occidentalis / Holmstrup Arborvitae	4'x4'
Perenials		
23	Hosta Montana / Aureomarginata	4'
5	Hosta Sieboldiana / Elegans	2.5'
4	Yucca / Adam's Needle	2'
75	Vinca Minor / Common Perinkle	6"

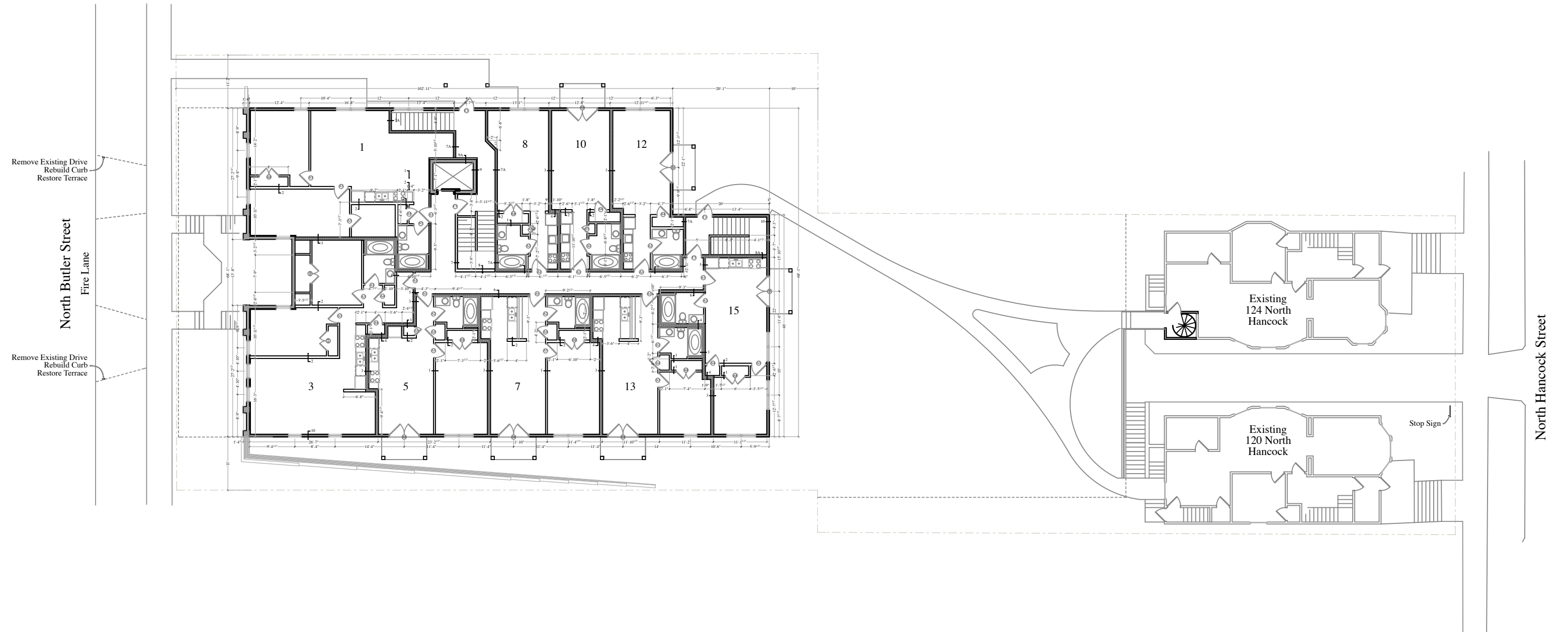


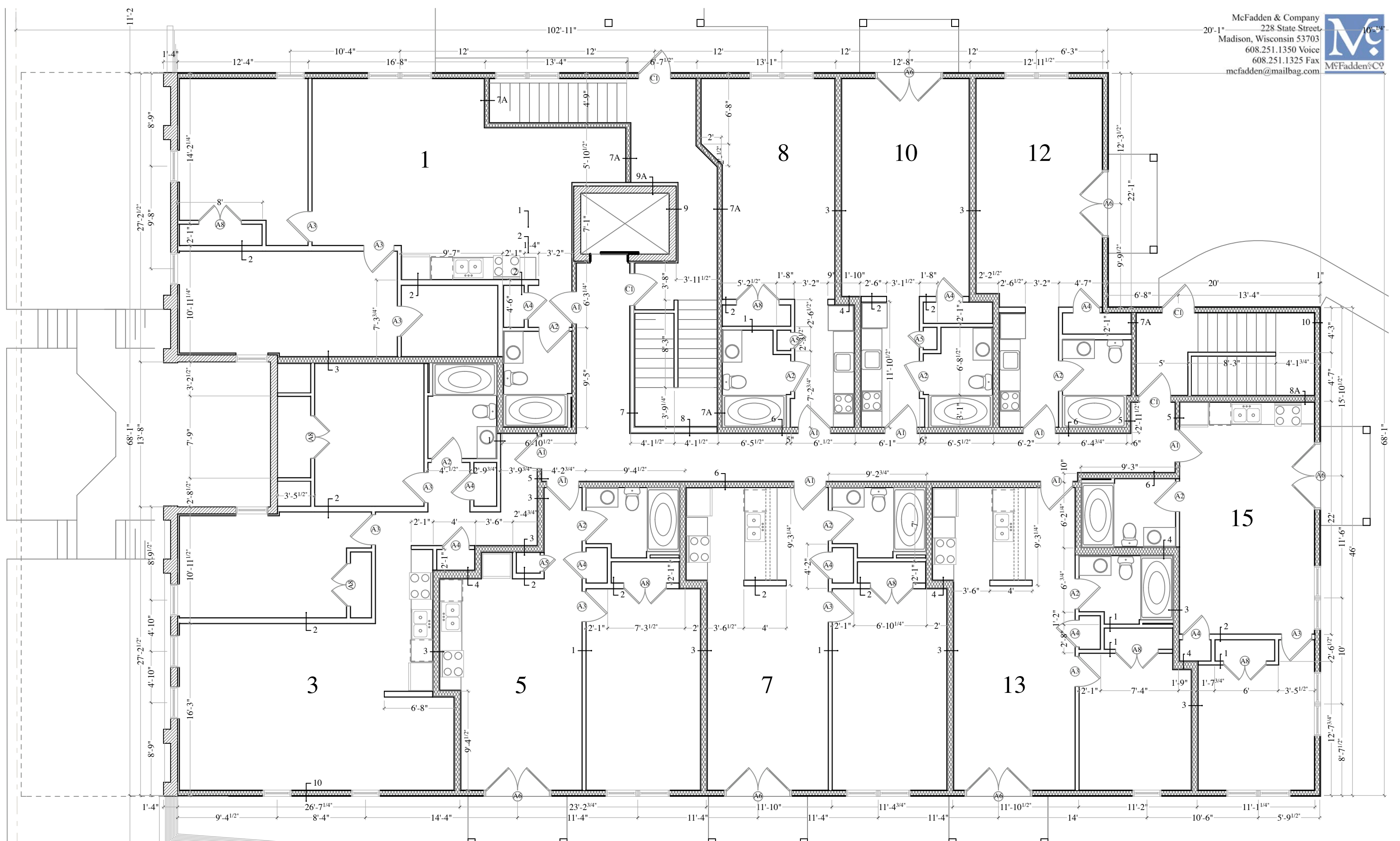


North Elevation of 120 N Hancock / Section through Drive @ 1/16" = 1'-0"

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

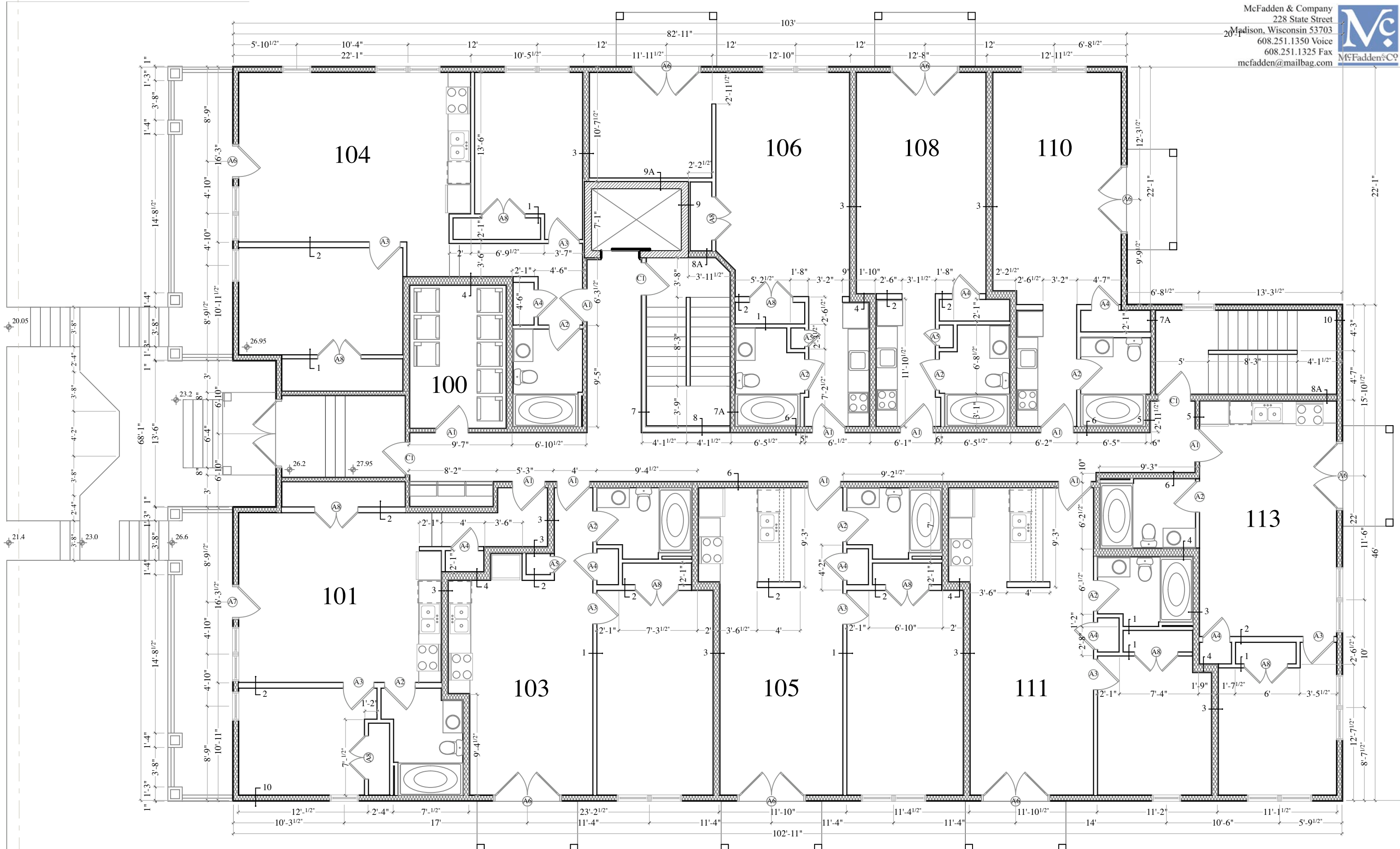
A101





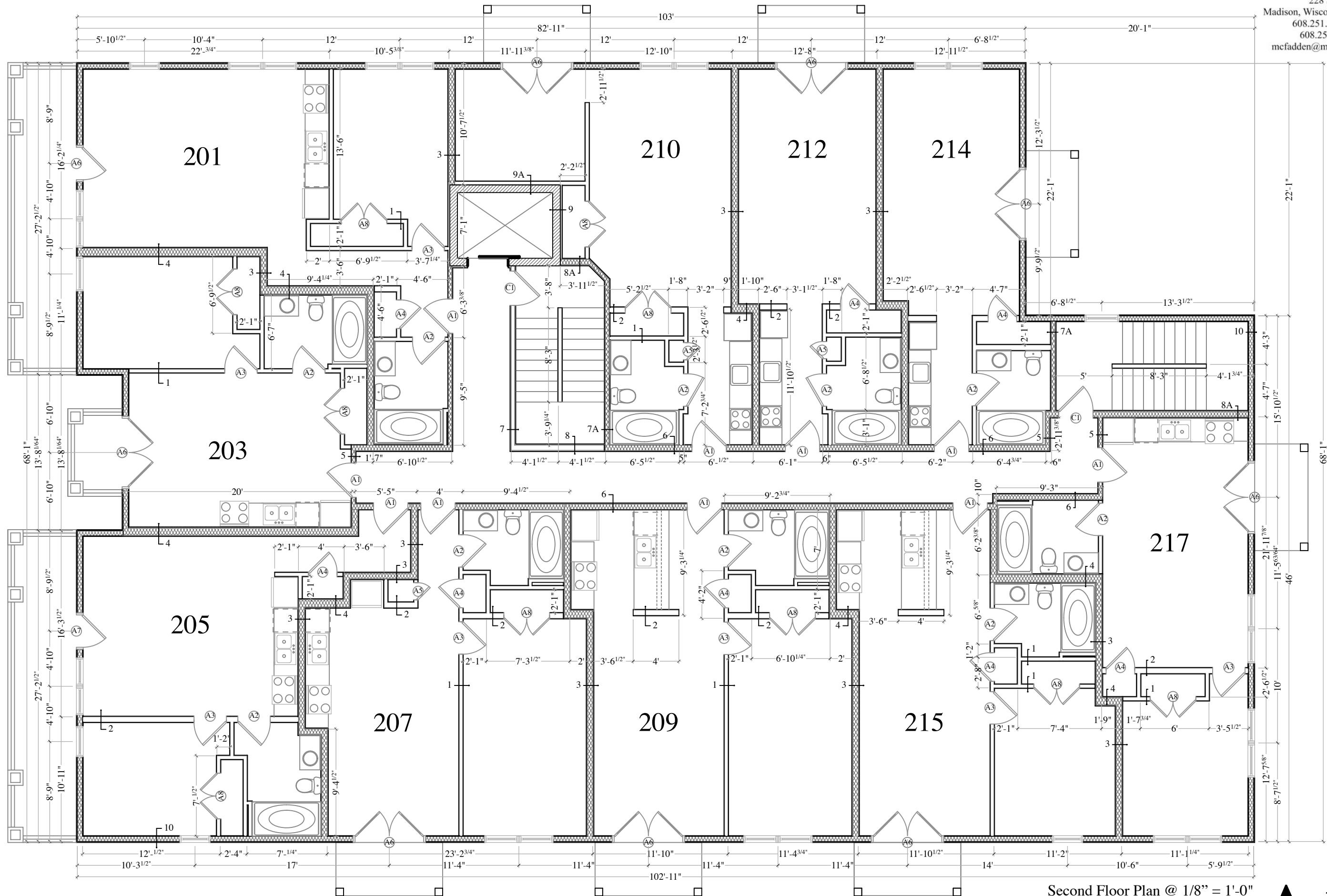
Ground Floor Plan @ 1/8" = 1'-0"
 121 North Butler
 Madison, Wisconsin
 May 21, 2008

A103



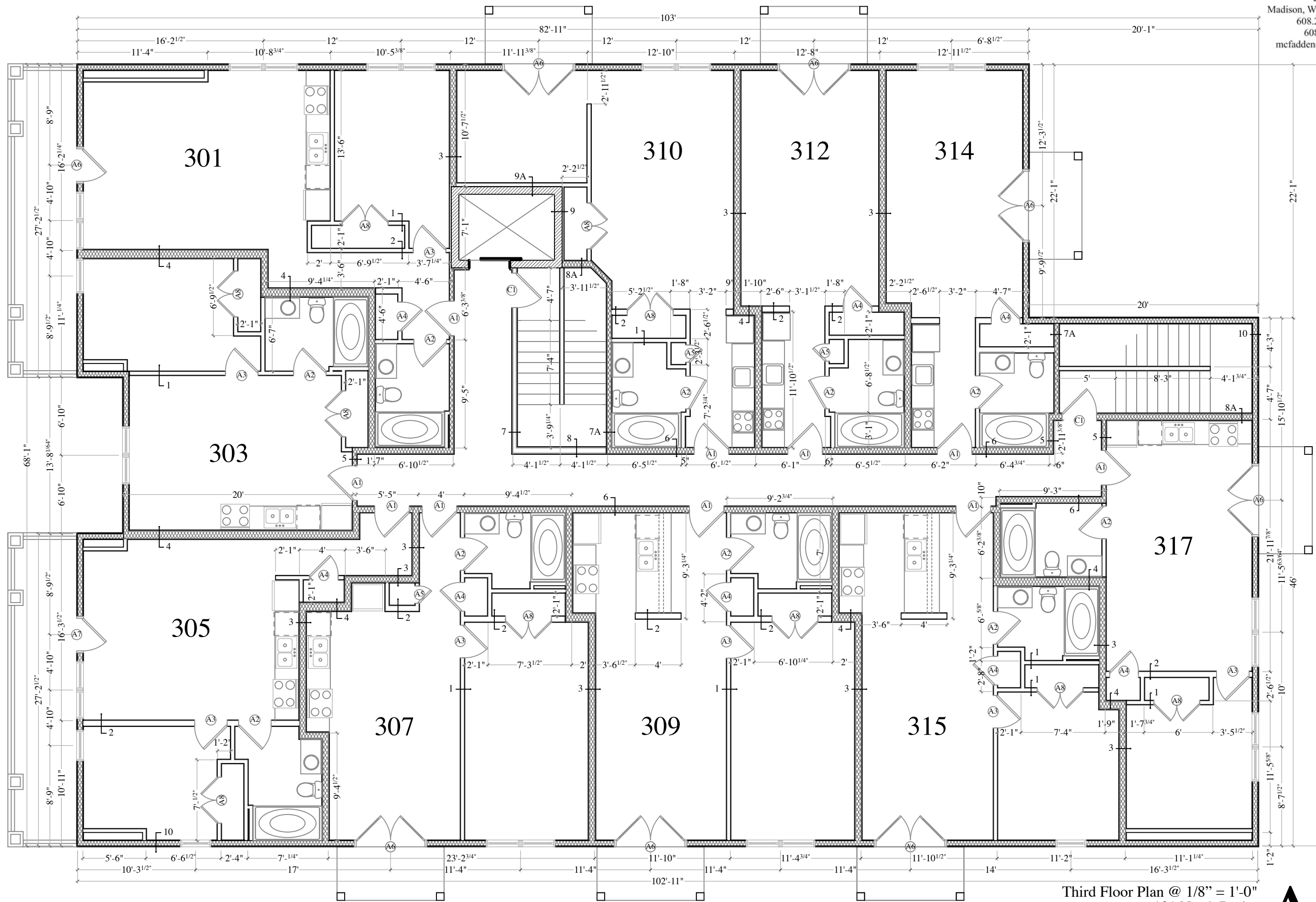
First Floor Plan @ 1/8" = 1'-0"
 121 North Butler
 Madison, Wisconsin
 May 12, 2008

A104



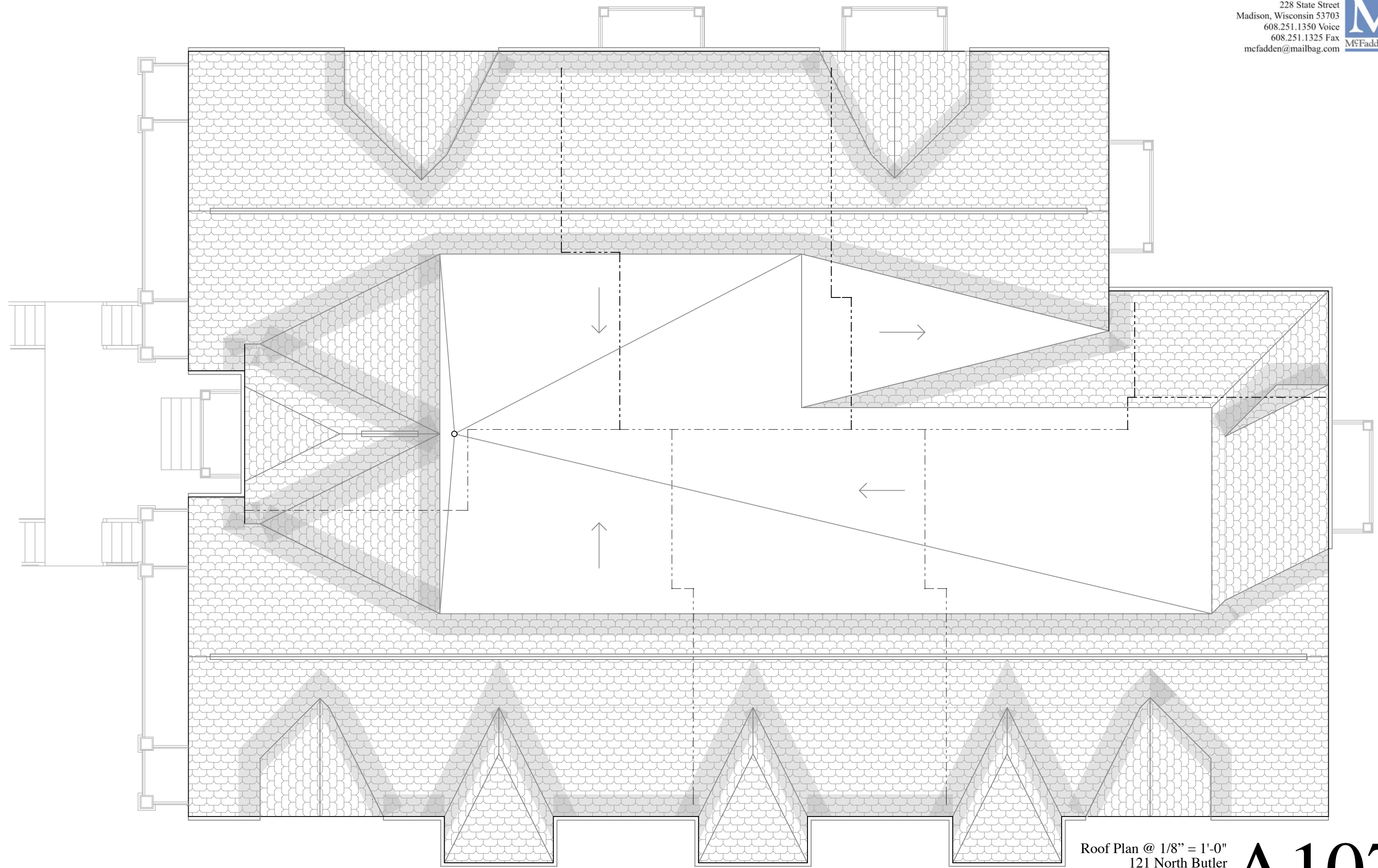
Second Floor Plan @ 1/8" = 1'-0"
 121 North Butler
 Madison, Wisconsin
 May 12, 2008

A105



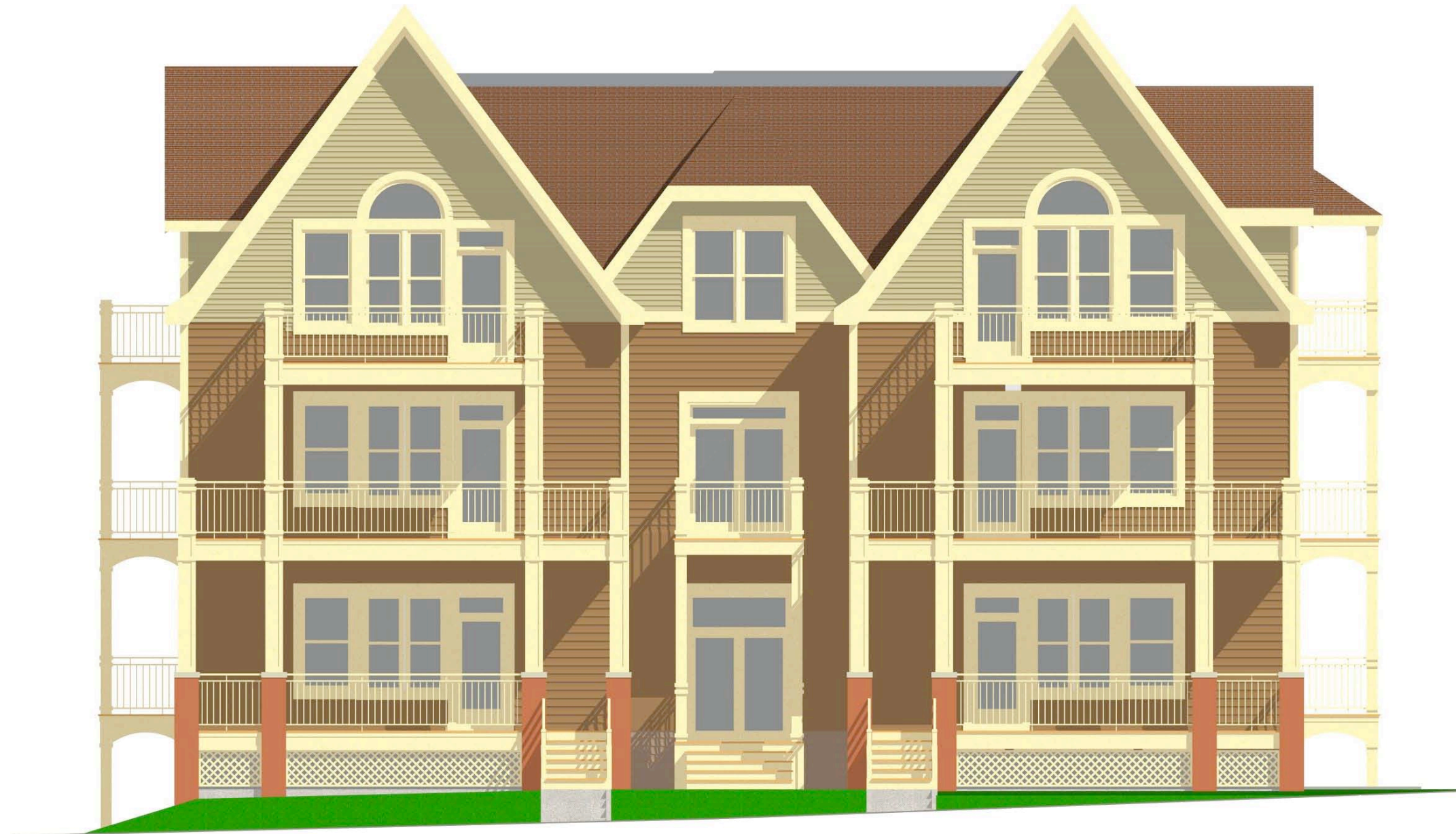
Third Floor Plan @ 1/8" = 1'-0"
 121 North Butler
 Madison, Wisconsin
 May 12, 2008

A106



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

A107



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

A201



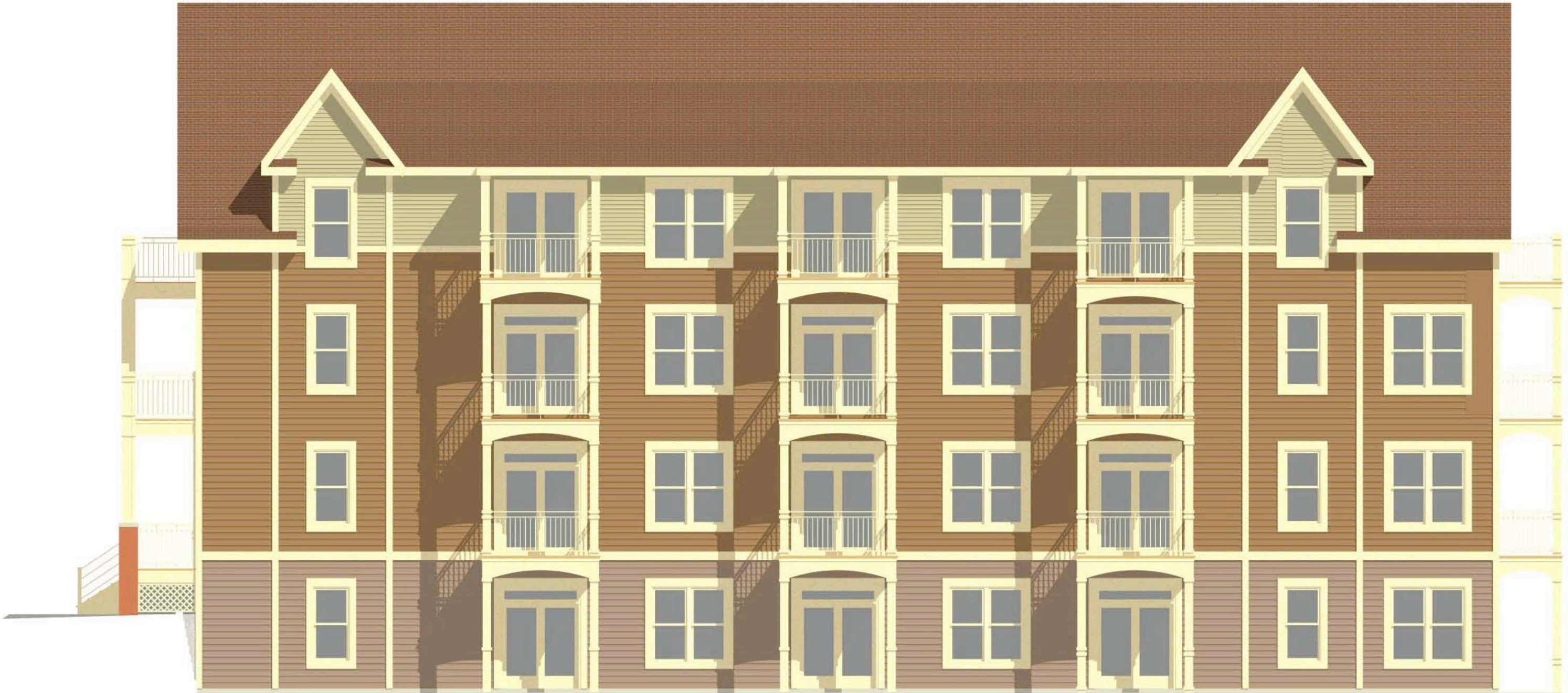
North Elevation @ 1/8" = 1'-0"
121 North Butler
Madison, Wisconsin
April 24, 2008

A202



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

A203

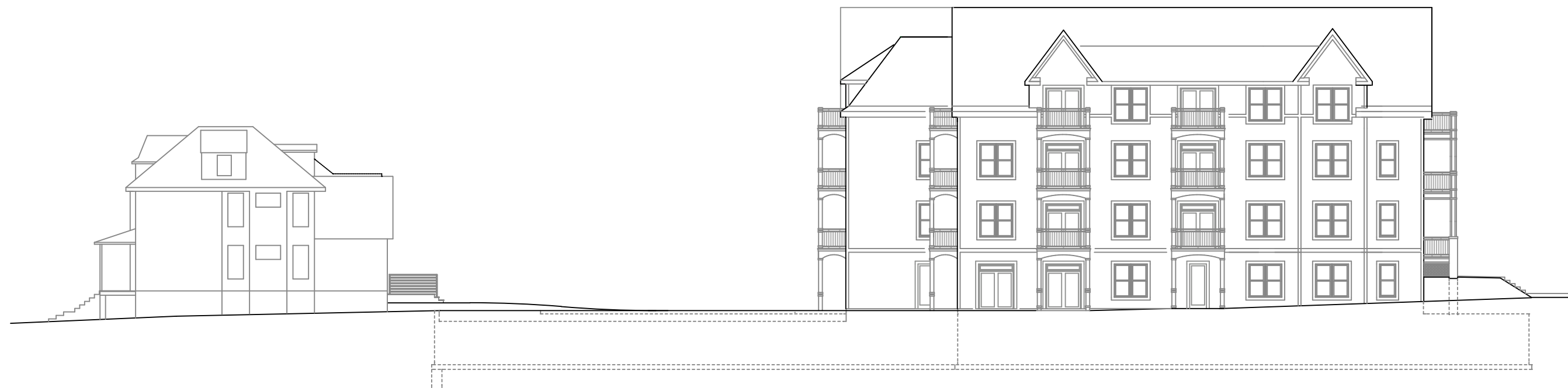


South Elevation @ 1/8" = 1'-0"
121 North Butler
Madison, Wisconsin
April 24, 2008

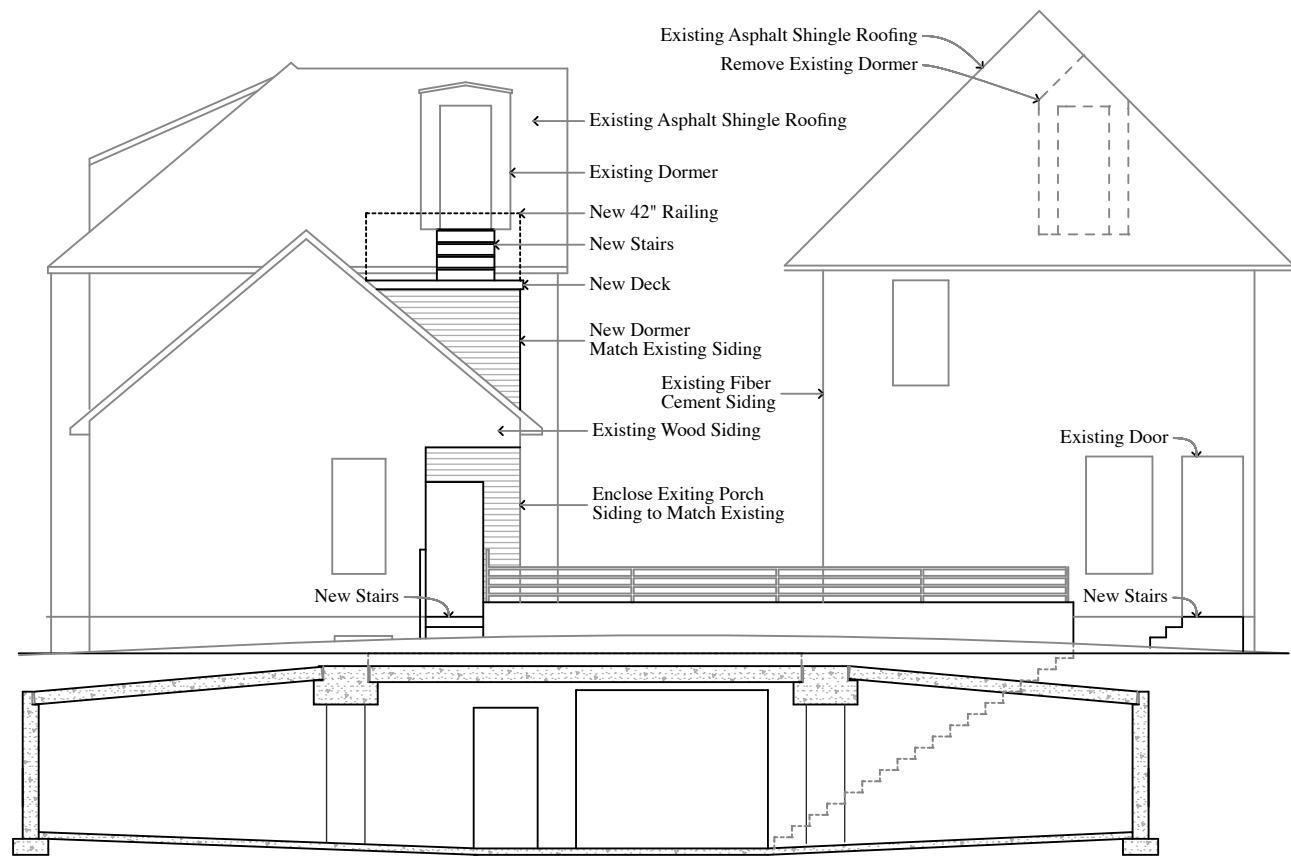
A204



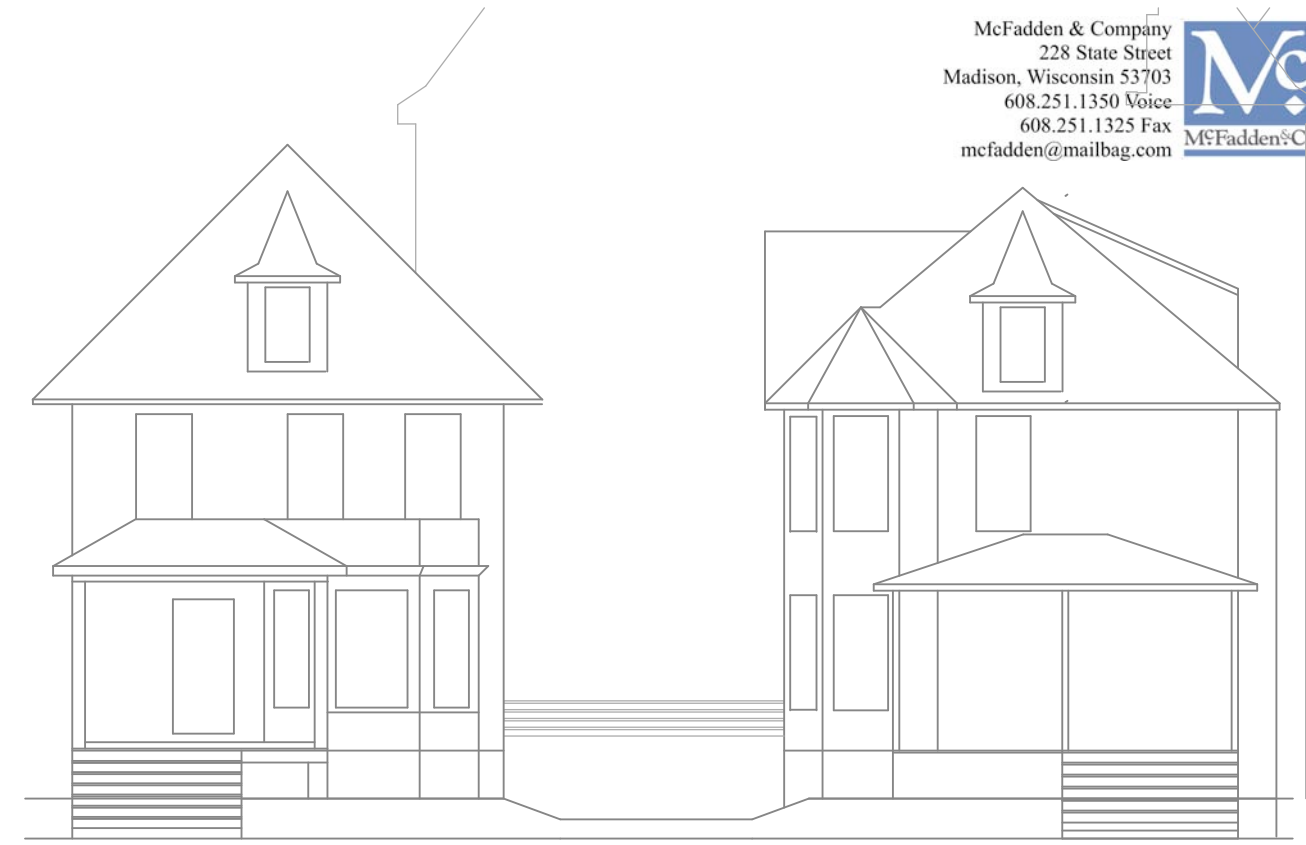
South Elevation



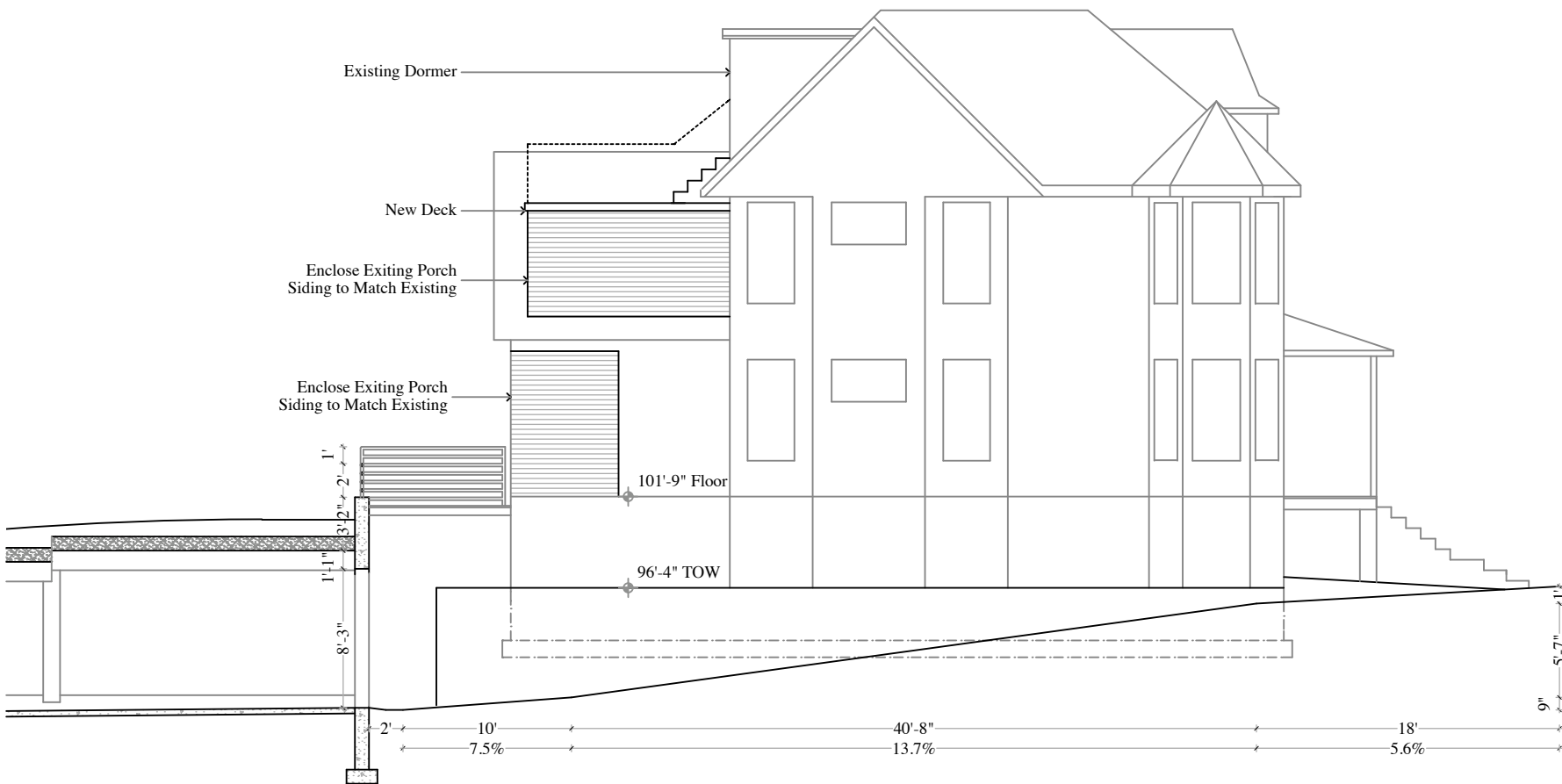
South Elevation



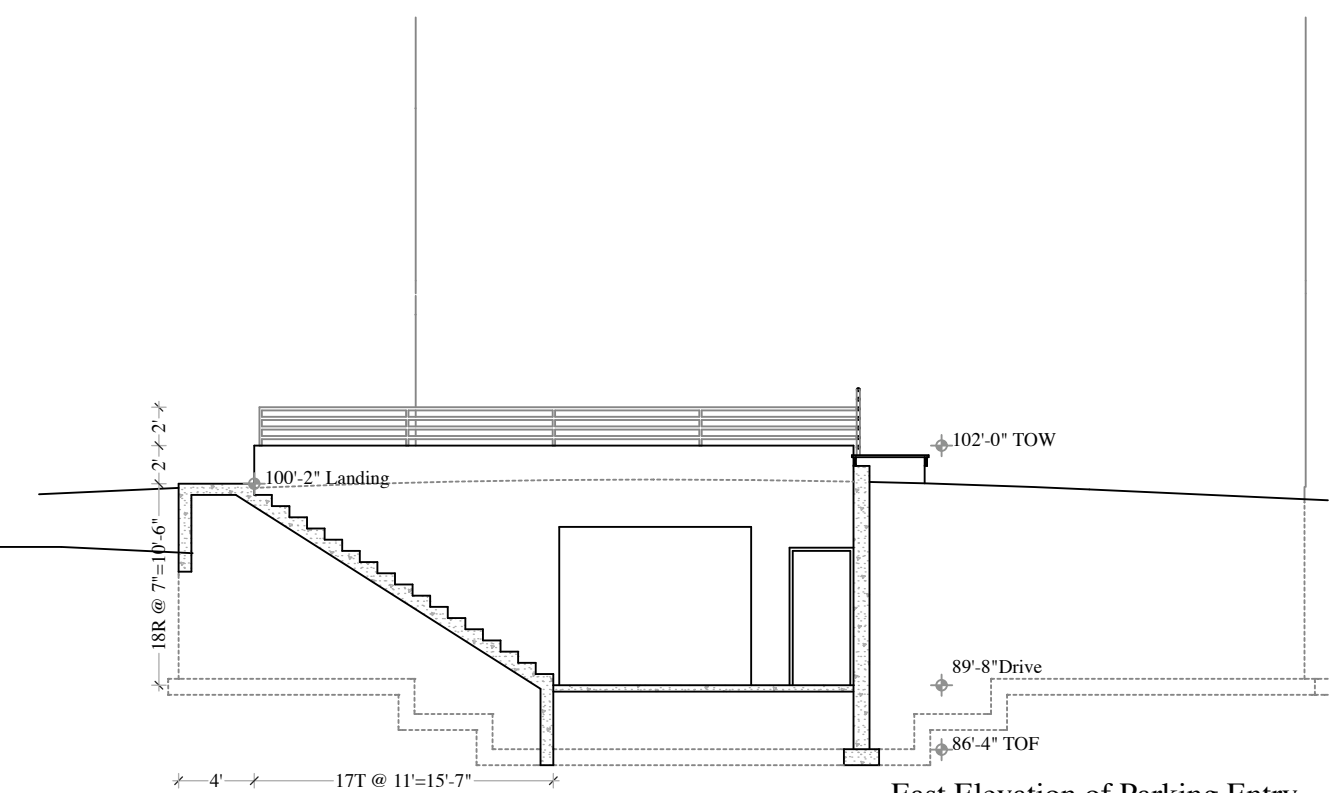
West Elevation of 120 & 124 North Hancock



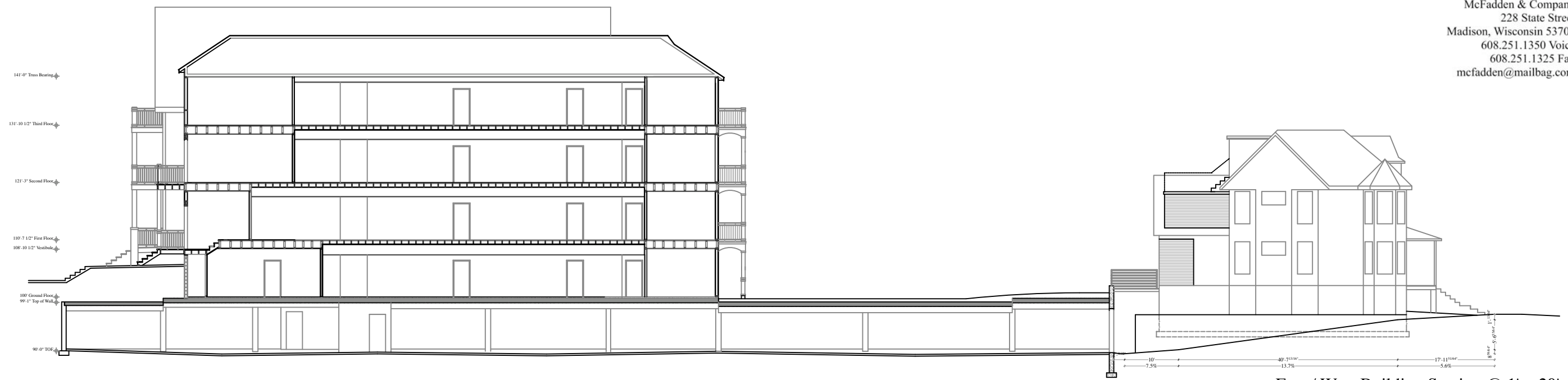
East Elevation of 120 & 124 North Hancock



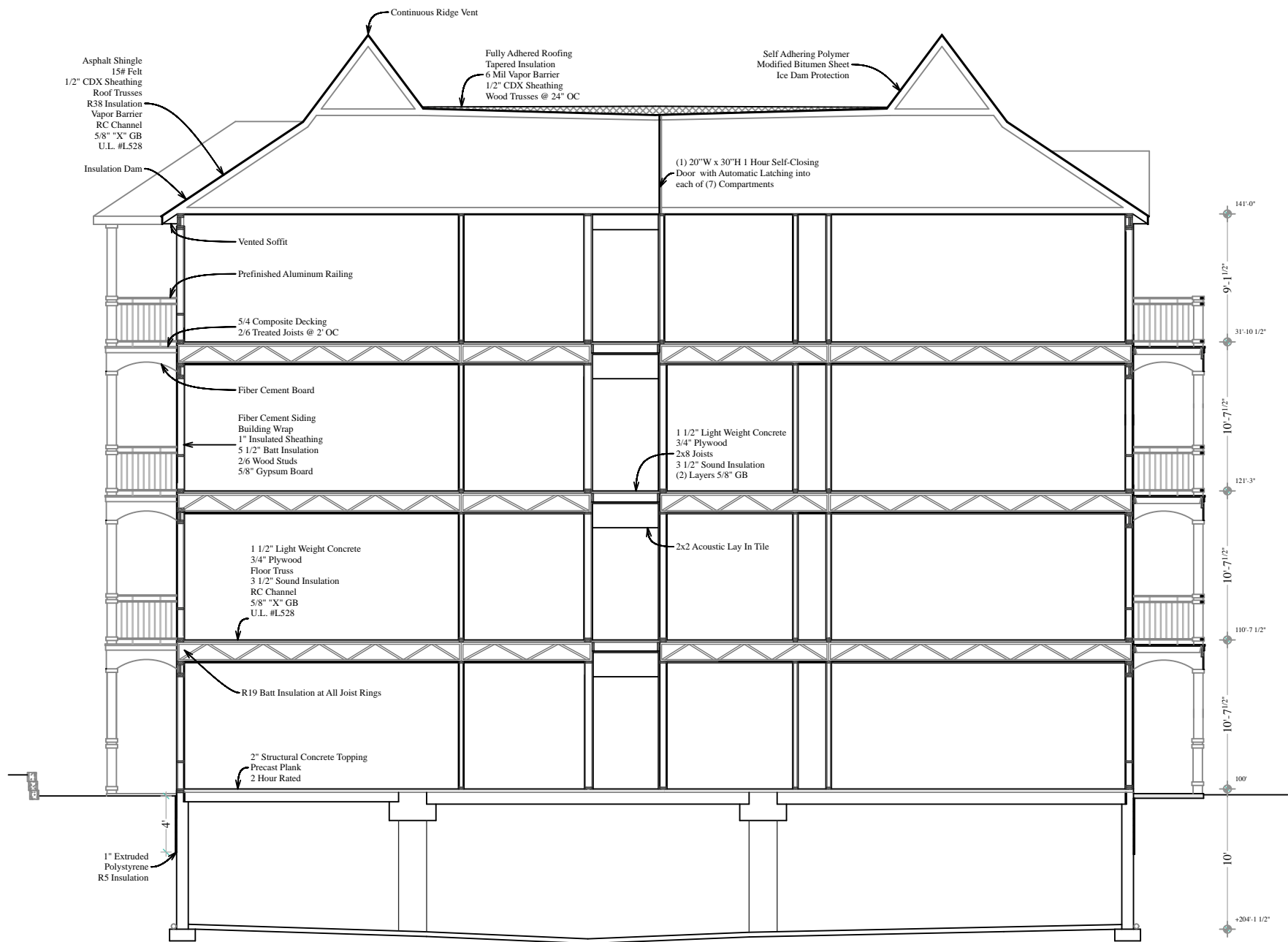
South Elevation of 124 North Hancock



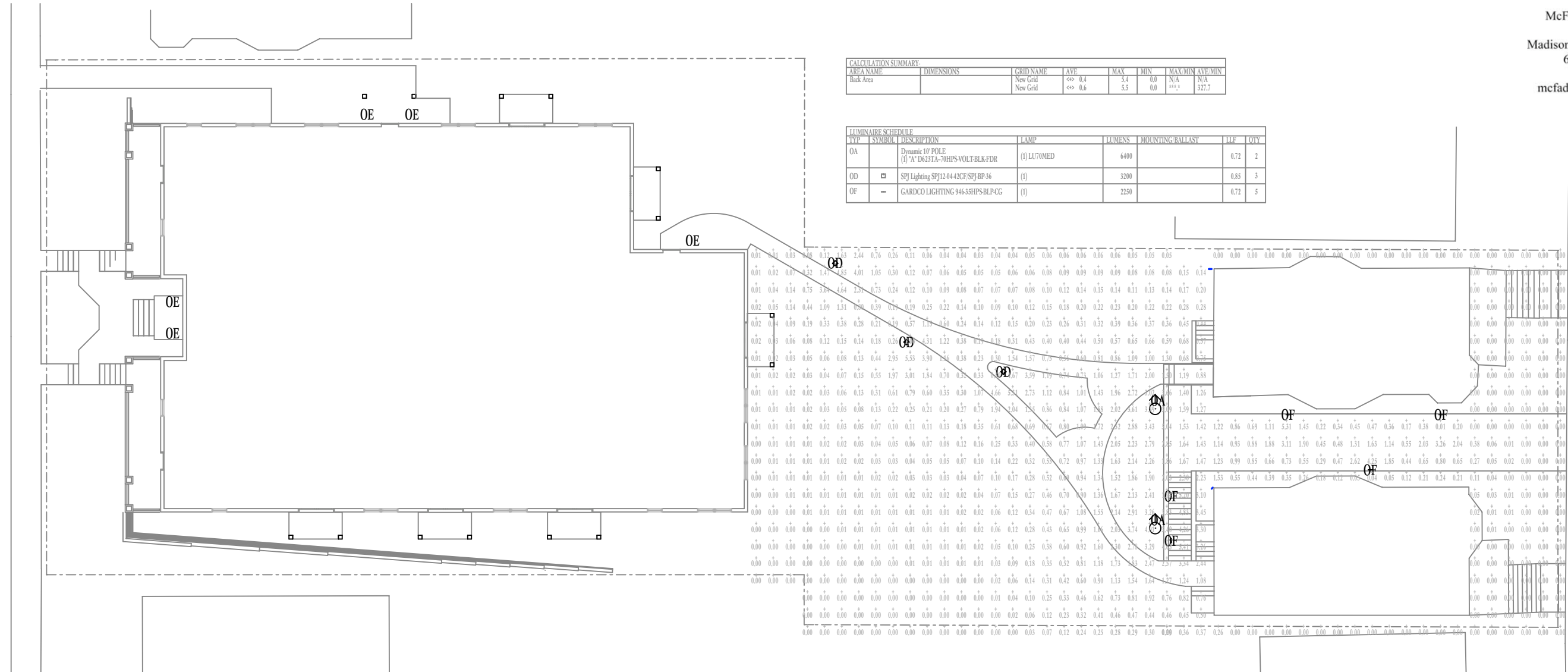
East Elevation of Parking Entry



East / West Building Section @ 1' = 20'



North / South Building Section @ 1' = 10'



CALCULATION SUMMARY						
AREA NAME	DIMENSIONS	GRID NAME	AVE	MAX	MIN	MAX/MIN AVERAGE
Black Area		New Grid	<=> 0.4	5.4	0.0	N/A
		New Grid	<=> 0.6	5.5	0.0	N/A

LUMINAIRE SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LF	QTY
OA	□	Dynamic 10 POLE (1) 1'x4' D623CA-70HPS-VOLT-BLK-FDR	(1) LU70MED	6400		0.72	2
OD	□	SPJ Lighting SPJ12-04-42CF/SPJ-RP-36	(1)	3200		0.85	3
OF	—	GARDCO LIGHTING 946-35HPS-BLPCG	(1)	2250		0.72	5

D623 LUMINAIRE

DESCRIPTION
The D623 Luminaire is a versatile 6 sided post top lantern that is best suited for poles under 10' in height. Prismatic (PA) or Textured Acrylic (TA) lenses are available for standard symmetrical light distribution, while clear lenses can be used with an optional Borosilicate glass refractor for IES Type III (L3) or Type V (L5) distribution.

INSTALLATION
The luminaire will mount to a 3" OD post or tenon with (6) 5/16" socket set screws.

ELECTRICAL
The easily accessible ballast is a High Power Factor (HPF) core and coil type, pre-wired and tested. The glazed white porcelain socket will be medium base, 48V pulse rated with a copper alloy nickel plated screw shell and center contact. All components are UL recognized and will be an integral part of the luminaire. The luminaire will carry an ETL label "Suitable for wet location".

FINISH
The fixture will be finished with a premium quality thermoseal polyester powdercoat for a durable finish.

Standard solid colors are:
GBN - Green
WHT - White
CLB - Classic Bronze
GTG - Granite Green

Premium finishes are:
TBK - Textured Black
BLK - Satin Black
PA - Prismatic Acrylic
CA - Clear Acrylic
ATC - Antique Copper

LENSES
(TA) - Textured Acrylic
(PA) - Prismatic Acrylic
(CA) - Clear Acrylic

SPJ LIGHTING INC. SPECIFICATION SHEET

SPJ12-04

DESCRIPTION
Cased Aluminum (Post not included)

MODEL: SPJ12-04
MOUNTING: Direct Burial
SOCKET: Medium Base
ELECTRICAL: 12V or 120V
LAMP: Specify
OPTIONS: Fluorescent

PAINTED FINISH OPTIONS:
(V) VERDE (GM) GUN METAL
(M) MOSS (R) RUSTY
(AG) AGED BRASS (W) WHITE
(BR) BRONZE (B) BLACK

Footcandle measurements available upon request.

SPJ LIGHTING INC.
2107 Chico Avenue
South El Monte, CA 91733
(800) 469-3637 FAX: (626) 433-4839

Shop Drawing Number: 12-50

Notes:

Job:

Type:

94 LINE

946 SQUARE RECESSED AISLE LIGHTS

The Gardco 946 high output recessed aisle light is architecturally styled luminaire precisely constructed of cast aluminum. The 946 is specifically designed to incorporate state of the art high lumen per watt H.I.D. sources to 100W. Precisely positioned microballasts ensure minimal fascicle brightness. A field convertible junction box further enhances its design flexibility. Self-compensating silicone gasketing completely excludes moisture, insects and contaminants. An optional cast guard provides added vandal protection to the horizontal aperture.

ORDERING

PREFIX WALL TYPE LAMP VOLTAGE FINISH OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to release a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please contact the factory.

PREFIX	WALL TYPE	LAMP	VOLTAGE	FINISH	OPTIONS
946	D Drywall Not suitable for concrete pour applications. Also, if insulating material is present, it must be kept at least 2" away from luminaire. Type D units are thermally protected. C Concrete Pour Suitable for concrete pour applications only.	35 HPS 260P** 50 HPS 32TRP** 50 MH 42TRP**	50 MH 50 MH 70 HPS 100 MH 100 HPS	260P** 32TRP** 42TRP**	MH Metal/Halide HPF High Power Factor CFL Compact Fluorescent TRP Trimless Fluorescent 1 120V only 2 Suitable for 42V mounting components 3 2HOV 32TRP and 42TRP types feature an electronic ballast that accepts 120V through 277V, 50Hz or 60Hz input.

VOLTAGE	FINISH	OPTIONS
120 277	BRP Bronze Paint BLP Black Paint WP White Paint NP Natural Aluminum Paint OC Optional Color Paint Specify RFL designation as shown: CG-500	F Fusing CG Cast Guard over Lens

ENERGY SAVING
Dark Sky
Width: 6"
Height: 11"
Weight: 0 lbs.
Material: Solid Brass
Glass: Iridescent Art Glass
Bulb: One 10w CFL (lamp included)
Voltage: 120v
TTO: 5"
Leadwire: 0"
Chain: 0"
Extension: 9"
Back Plate Height: 9.5"
Back Plate Width: 4.5"
Certification: c-ETL-us Wet

HINKLEY LIGHTING

1190SN-ESDS
In Sienna from the Pueblo family.

Sienna finish with iridescent art glass panels

Fixture "OE"