

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: July 1, 2008

UDC MEETING DATE: July 11, 2008

Action Requested

- Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PROJECT ADDRESS: 520 East Johnson

ALDERMANIC DISTRICT: 2

OWNER/DEVELOPER (Partners and/or Principals)

Cliff Fisher, Cliff Fisher Development
107 North Hancock
Madison, Wisconsin 53703

ARCHITECT/DESIGNER/OR AGENT:

James McFadden
McFadden & Company

CONTACT PERSON: James McFadden

Address: 228 State Street
Madison, Wisconsin

Phone: 608.251.1350

Fax: 608.251.1325

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.

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: 520 East Johnson

Attached is a plan set that is essentially identical to the package approved by the UDC for the GDP with the exception that a Landscape Plan is now included and the materials on the building elevations noted.

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: 520 East Johnson

Existing Conditions:

There is an existing two story wood frame residence with (2) two bedroom apartments situated on the western half of a 66' x 66' lot on the northwest corner of Johnson and Blair. The applicant has recently rehabilitated this structure.

Proposed Improvements:

Relocate the two story three unit wood frame residence currently located at 119 North Blair on a new foundation to be constructed on the eastern half of the 520 East Johnson parcel.

Address:

520 East Johnson

Legal Description:

ORIGINAL PLAT, BLK 257, NE 1/2 OF LOT 5

Construction Schedule:

Start: Summer 2008

Completion: Summer 2008

Owner and General Contractor:

Cliff Fisher
107 North Hancock
Madison, Wisconsin 53703

Architect:

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

Zoning:

R5

Site Area:

4,356 SF or 0.10 Acres

Building Coverage:

Existing: 1,160 SF
Proposed: 2,250

Surface Parking & Paved Area:

Existing: 480 SF
Proposed: 240

Green Space:

Existing: 2,880 SF
Proposed: 1,980

Useable Open Space:

Existing: 1,511 SF
Proposed: 360

Floor Area:

Total Existing:	1,980 SF
New:	<u>1,820</u>
Total Proposed:	3,800 SF

Floor Area Ratio:

Existing: 1,691 SF / 4,356 SF = 0.39
Proposed 3,493 SF / 4,356 SF = 0.80

Apartments:

Existing:	2
Proposed New:	3
Total:	5

Lot Area:

(2) Ones @ 450 = 900

(3) Twos @ 600 = 1,800

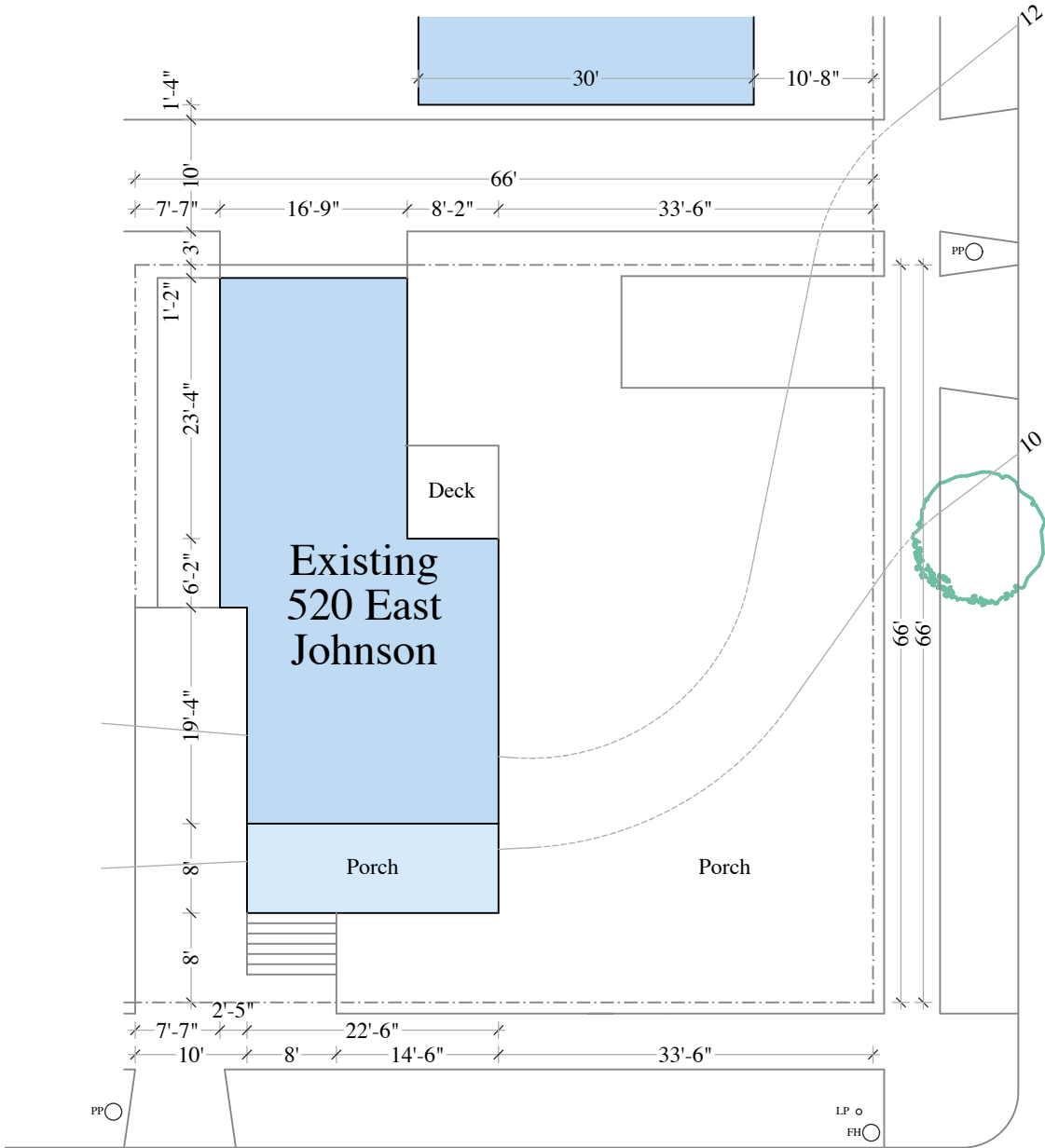
Lot Area Required (R5) 2,700 SF < 4,356 SF Provided ok

Usable Open Space:

(2) Ones @ 70 = 1,160

(3) Twos @ 140 = 700

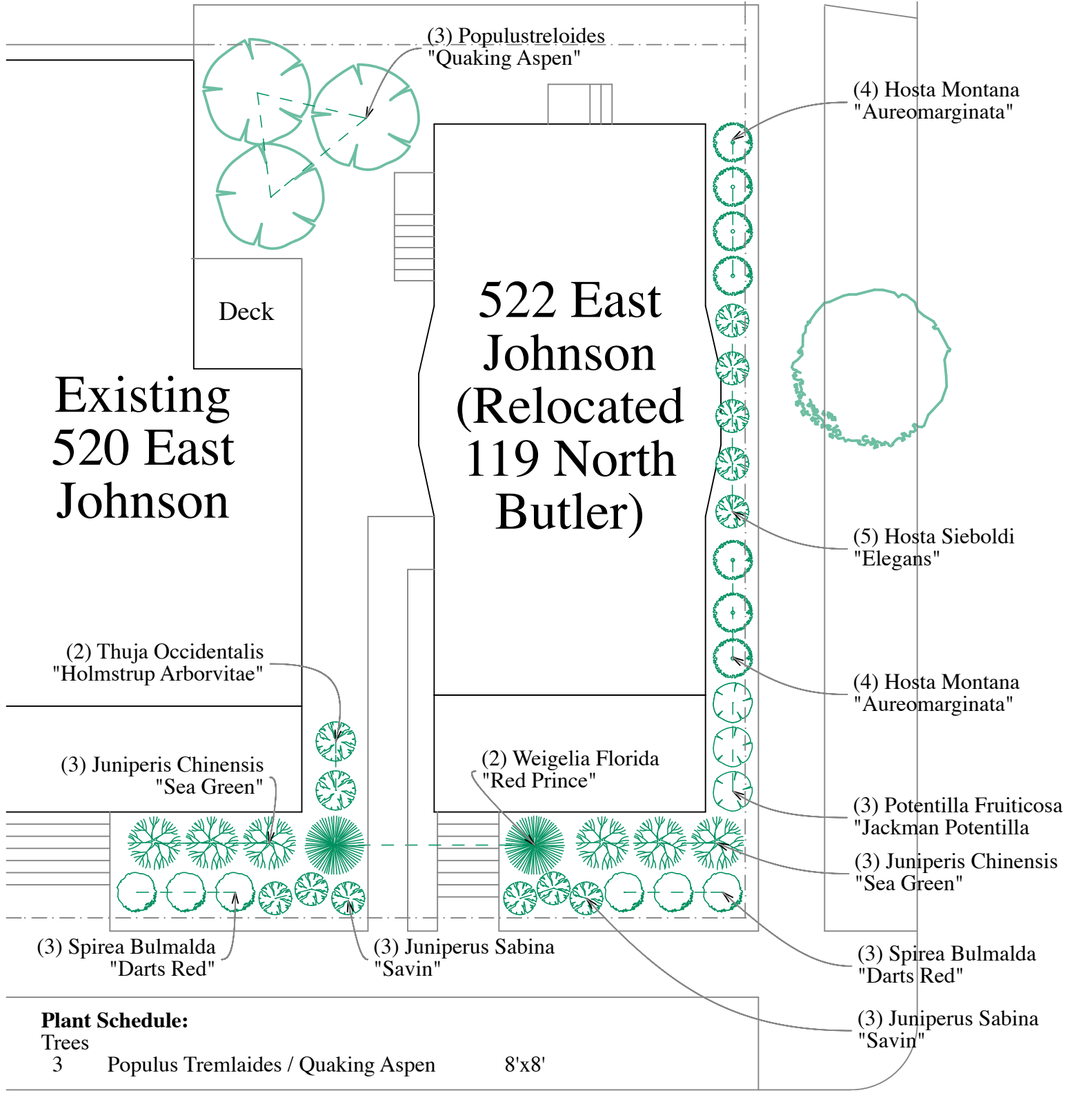
Total Open Space Required (R) 1,850 SF > 360 SF Provided



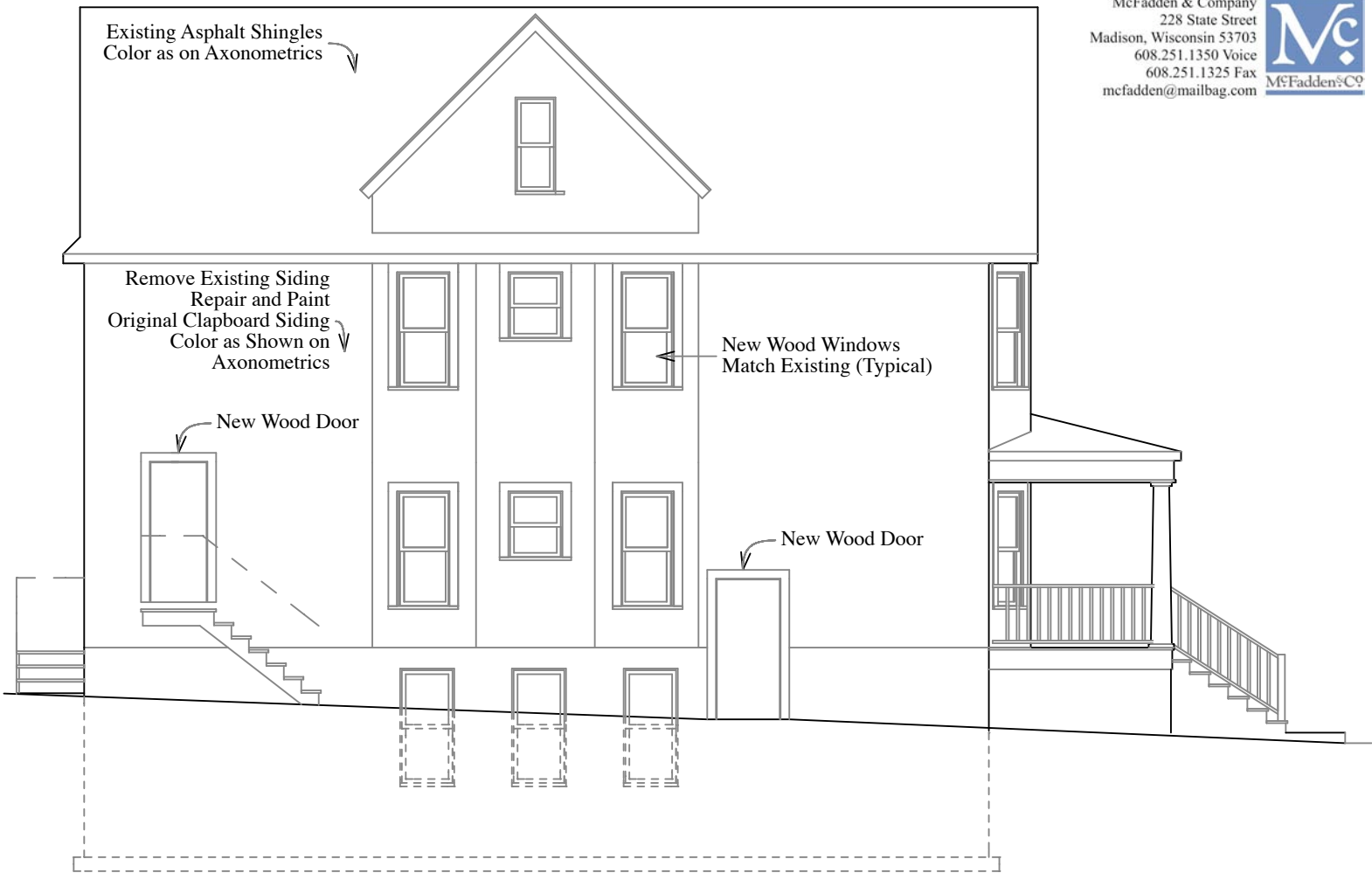
Existing Site Plan @ 1/16" = 1'-0"
 520 East Johnson
 Madison, Wisconsin
 May 12, 2008



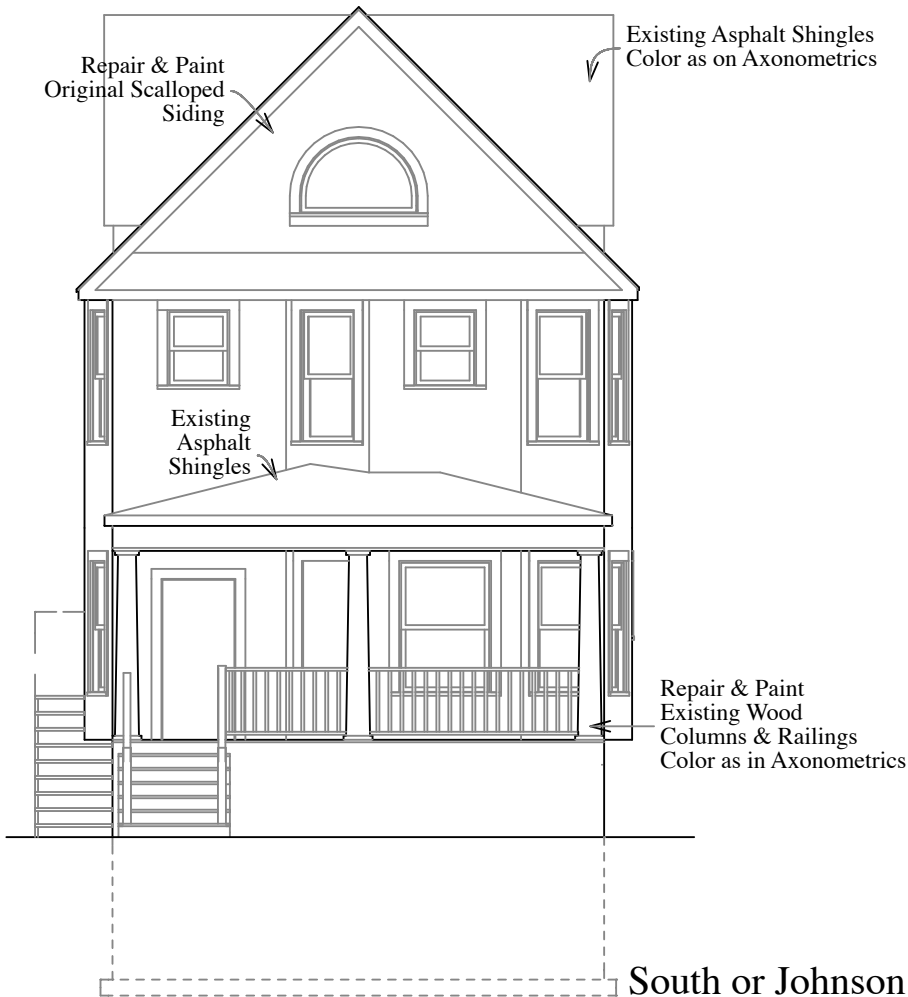
East Johnson



Proposed Landscape Plan @ 1" = 10'
 520 East Johnson
 Madison, Wisconsin
 May 12, 2007

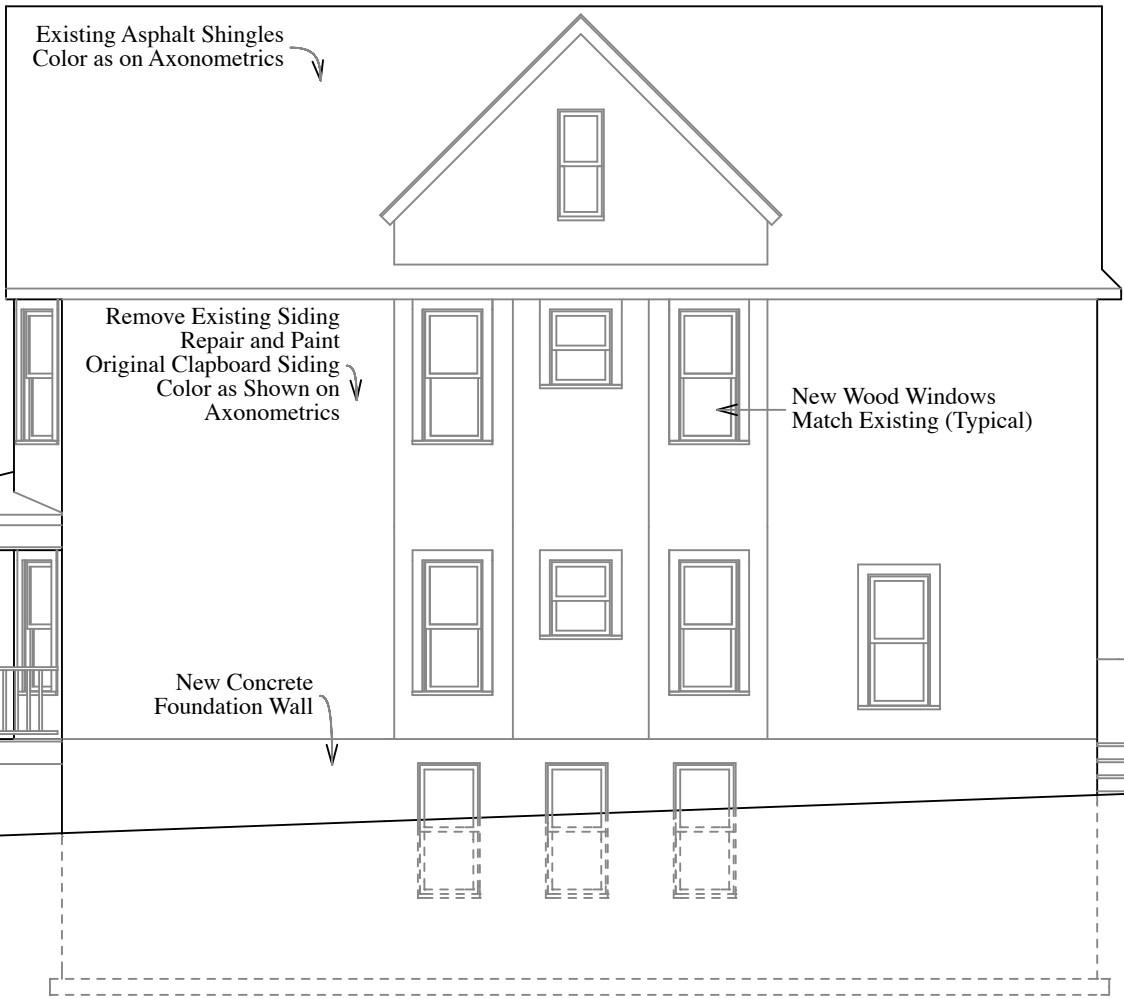


West

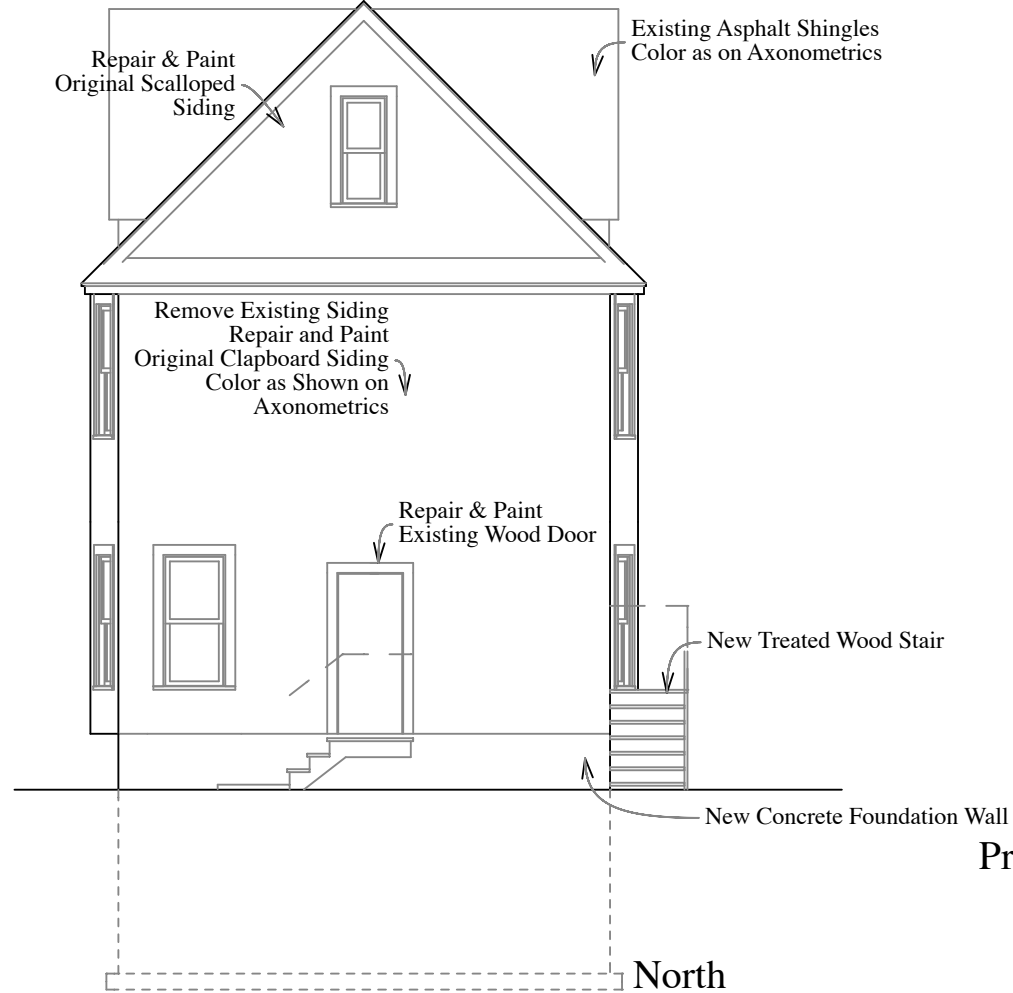


South or Johnson Street

Proposed Elevations @ 1/8" = 1'-0"
520 East Johnson
Madison, Wisconsin
July 1, 2008



East or Blair Street



North

Proposed Elevations @ 1/8" = 1'-0"
 520 East Johnson
 Madison, Wisconsin
 July 1, 2008



West



South



North



East