

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>September 21 2007</u>	Action Requested
UDC MEETING DATE: <u>October 17, 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: 520 East Johnson

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
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.

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: July 16, 2007

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.

Proposed Improvements:

Place a the two story three unit wood frame residence relocated from 119 North Blair on a new foundation located 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 2007
Completion: Autumn 2007

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: 240 SF
Proposed: 0

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



Johnson/Blair from the North East



Johnson/Blair from the South East



119 North Butler from from South West



Johnson/Blair from the North



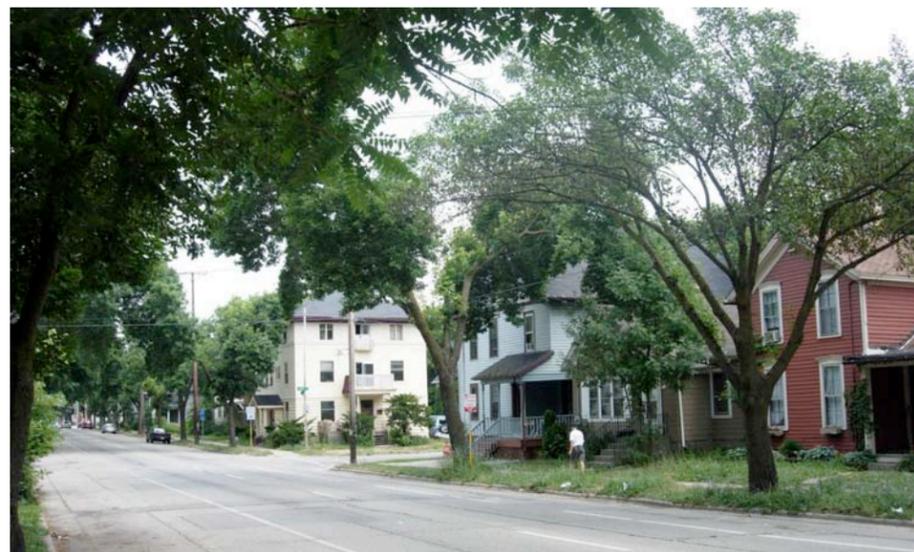
Johnson/Blair from the North



119 North Butler from the North West



Johnson/Blair from the South West



Johnson/Blair from the West



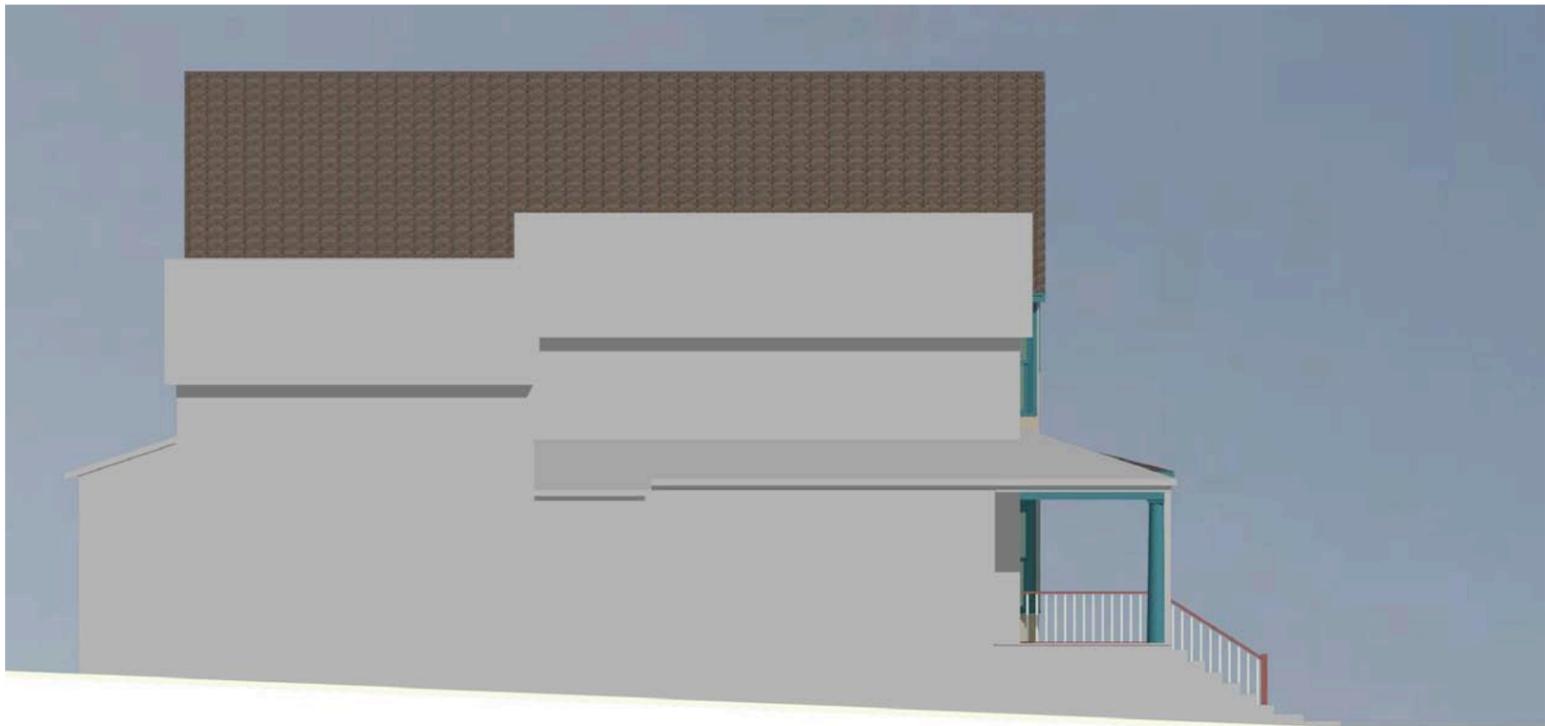
119 North Butler from from North East



North Elevation (Existing Building on the Right)



East or Blair Street Elevation



West Elevation (Existing Building in Foreground)



South or Johnson Street Elevation (Relocated Building on the Right)