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City of Madison– Department of Planning
Department of Planning and Economic Development
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10/11/2022

Re Planning Commission Submittal – Follow Up Information Request from Planning Staff
Butler Street Apartments– Reese and Blake Fisher

Dear Kevin and Committee Members,

Butler Street Apartments

The information provided in this letter is in response to City of Madison Planning Staff request for additional information from Lisa McNabola on October 6, 2022, to myself via email.

The first item of clarification was looking for information related to efforts to relocate the existing house structures that are requested for demolition. The concept of moving the structures was discussed briefly as part of this project, but there are two main factors that are making this concept not possible. The first is that to move a structure of this size and in this type of condition they are in would be cost prohibitive. Not only is the cost of physically moving the house beyond what someone is willing to pay, but the added cost of temporarily raising the utility lines within the adjacent neighborhood and the impact on large canopy street trees adds to the issue. The structures themselves would need added lateral bracing prior to moving from their current location to simply keep them intact and potentially salvageable once moved. Several years prior the Owner moved one of the houses that was on the empty lot at 119 North Butler Street which is part of this proposal; at that time the cost to move the house was over \$100,000 plus the cost of temporarily moving utilities. The structures at 123 and 125 North Butler Street were part of the past proposal as well and were not sought after to be moved at that time by any interested parties to our understanding. This leads to the second factor; having a place to move the house. When the house at 119 North Butler was moved it was taken 3 blocks to a location at 524 East Johnson Street. We are unaware of any space available in a similar proximity currently. Reese and Blake Fisher would entertain a request for someone interested in moving the structures at their cost and in a timeframe that does not impede the proposed construction start schedule to the project.

The second item Planning Staff requested was additional information on the study of the impact the proposed project has on views from the Lamp House. Below is an analysis of the proposal's impact based on the electronic 3D file provided by City Staff and that was used as part of the Report of the Lamp House Block Ad Hoc Plan Committee dated January 2014 and adopted as a supplement to the City's Downtown Plan March 2014. The development team has placed the proposed building within that model at the appropriate elevation related to the Lamp House based on data from DCiMap of Dane County that provides existing grading of the area. The diagram below shows that the first-floor elevation of the proposed building is 45.5' below the grade elevation at the Lamp House, and more importantly that the highest point of the proposed building (the elevator overrun) is 8.5' below the parapet of the 3rd floor balcony of the Lamp House. This data has then allowed the team to place the proposed building in the provided model to show that there is no impact to the view to Lake Mendota from the Lamp House. We have also included comparison images from those in the Ad Hoc Plan Committee report to illustrate this condition.

Image 1 – Grade Analysis/Determination of Lamp House and Proposed Development

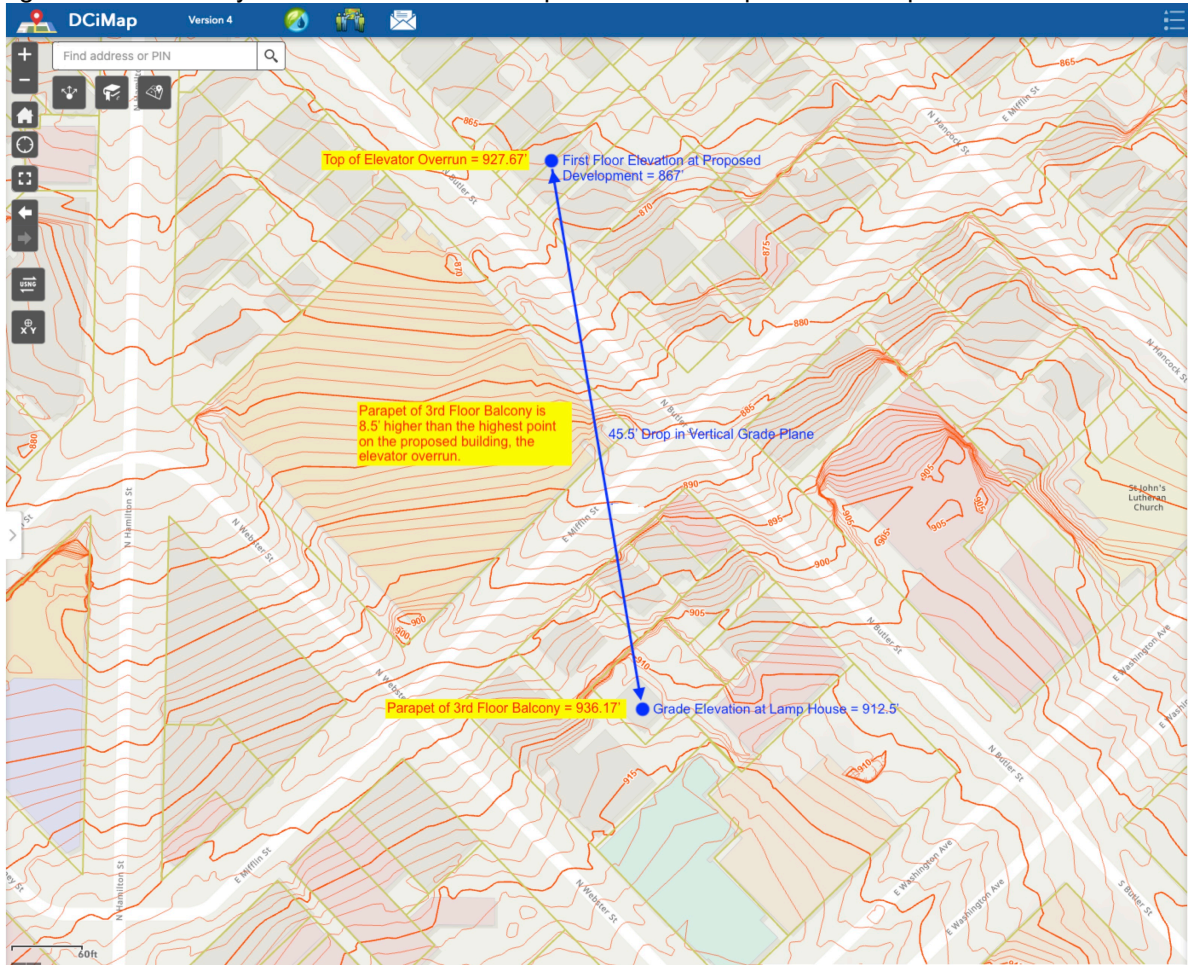


Image 2 – Excerpt from Page 8 of Ad Hoc Committee Report (this is the model shared with the development team by City Planning Staff

Following is an overview of the Committee’s exploration of these, and other, issues.



Base Model

An interactive, scaled base model of the existing block was created to understand different preservation and redevelopment approaches. This model was used throughout the process to test different development scenarios, views, and effects of shadows.

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Image 3 – Aerial view excerpt from Page 17 of Ad Hoc Committee Report suggesting four stories has **little to no effect on these lake views**

The diagram below shows the impact on views of Lake Mendota if redevelopment occurs at the maximum building heights currently allowed by zoning. The diagram below shows the viewshed corridor in comparison to the zoning code maximum height requirements. The Capitol North parking garage is shown at eight stories (88 feet) and significantly reduces the lake views from the house, while the James Madison Park Neighborhood, shown at four stories (44 feet), has little or no effect on these lake views.



Image 4 – Aerial view of proposed building within same view as Image 3 above (No impact to view to Lake Mendota)

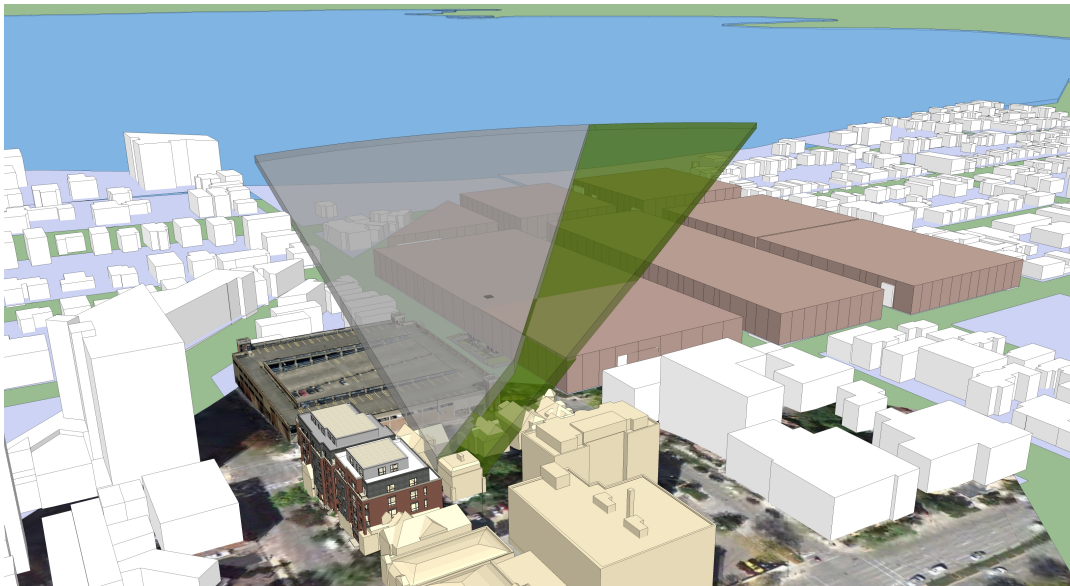


Image 5 – Third floor view excerpt from Page 22 of Ad Hoc Committee Report

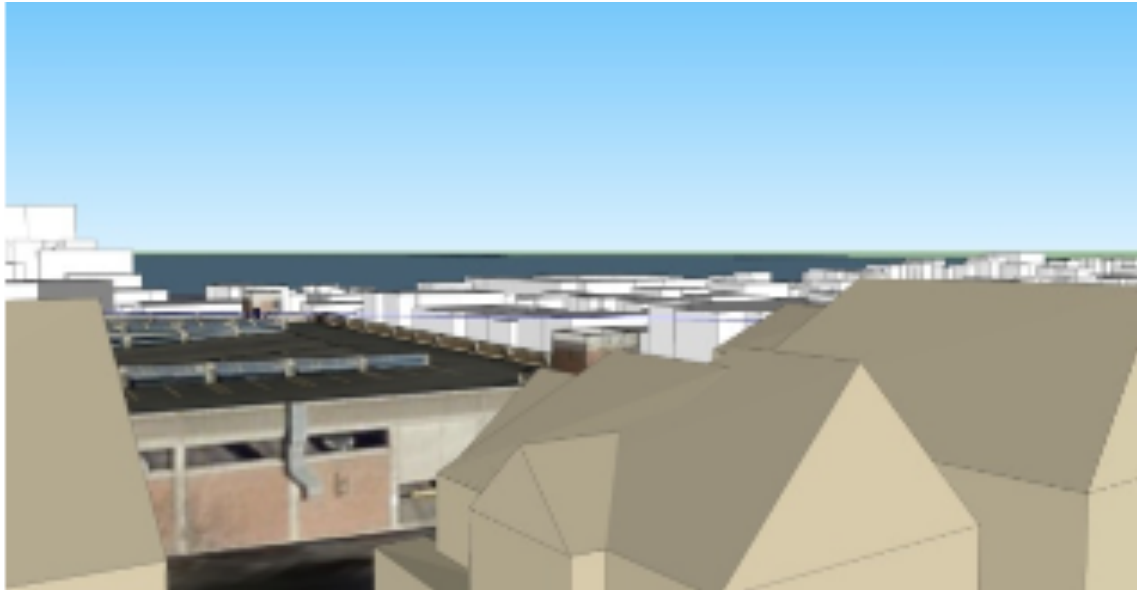
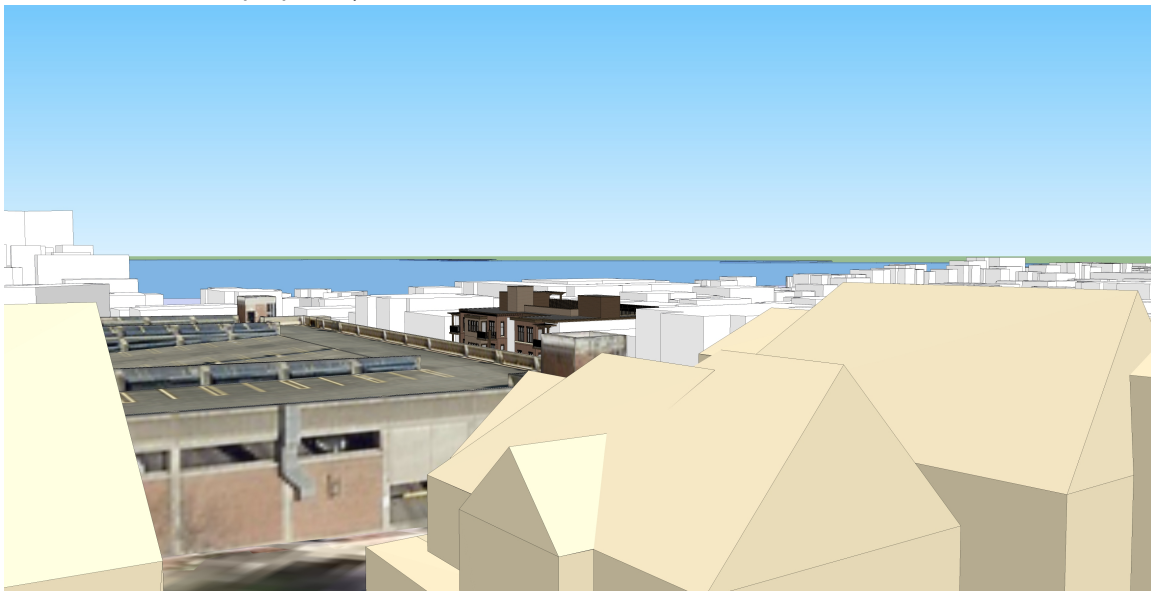


Image 6 – Third floor view of proposed building within same view as Image 5 above (Highest point of proposed building does not affect view to Lake Mendota beyond what is the current fabric of the surrounding neighborhood structures. If additional 4 story structures were placed between the proposed development and Lake Mendota, those structures would have greater impact on the view to the lake than this proposal.)



We hope this helps to clarify the follow up questions that City Staff has brought forth. If there is any additional information that City Staff needs on these items, please feel free to reach out at any time.

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Thank you,

Marc Schellpfeffer, AIA
Partner

MDS/pmc

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