

Memo

From: McFadden & Company
380 West Washington Avenue
Madison, Wisconsin 53703
(608) 251-1350 james@mcfadden.com

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

Date: September 20, 2018

Project: 119-125 North Butler



At the suggestion of and in consultation with Planning Department staff we have adjusted certain key elements of the on the building's exterior in an effort enhance its aesthetics.

The roof's slope has been increased from a 4 in 12 to a more traditional 6 in 12 pitch and its depth from four to six feet bringing it into conformance with the existing older buildings of similar style.

The width and depth of six balcony columns facing Butler have been increased from their original 14" to a fuller 18" giving them a stronger and more muscular presence. The railings originally shown as thin generic aluminum have been replaced with a more period and scale appropriate cellular PVC. The front door entry has been given additional prominence with a wider sidelight and taller transom.

After evaluating a variety of mechanical systems with eye for resident comfort, long term economy, environmental sustainability and minimal aesthetic intrusion (no unit vents) we re leaning towards a VRF or variable refrigerant flow system. There will be relatively small individually controlled heat exchangers in each unit served by a bank of four to six centrally located heat pumps. The optimal location for the heat pumps is the parking level. If we were to go this route it would entail the loss of two parking stalls reducing the number from fourteen to twelve. The reduction in stalls per MGO 10.08 would allow a reduction of the width of the drive that would allow additional permeable surface and landscaping. How the mechanical room and revised drive might layout is illustrated in the attached Site/Parking Plan.


James McFadden, Architect