



Location

119, 123 & 125 North Butler Street/
120 & 124 North Hancock Street

Applicant

Cliff Fischer – Cliff Fischer Development/
James McFadden – McFadden & Company

From: R6

To: PUD(GDP)

Existing Use

Multi-Unit Residential

Proposed Use

Relocate 1 House and Demolish 2
Houses To Construct Apartment
Building

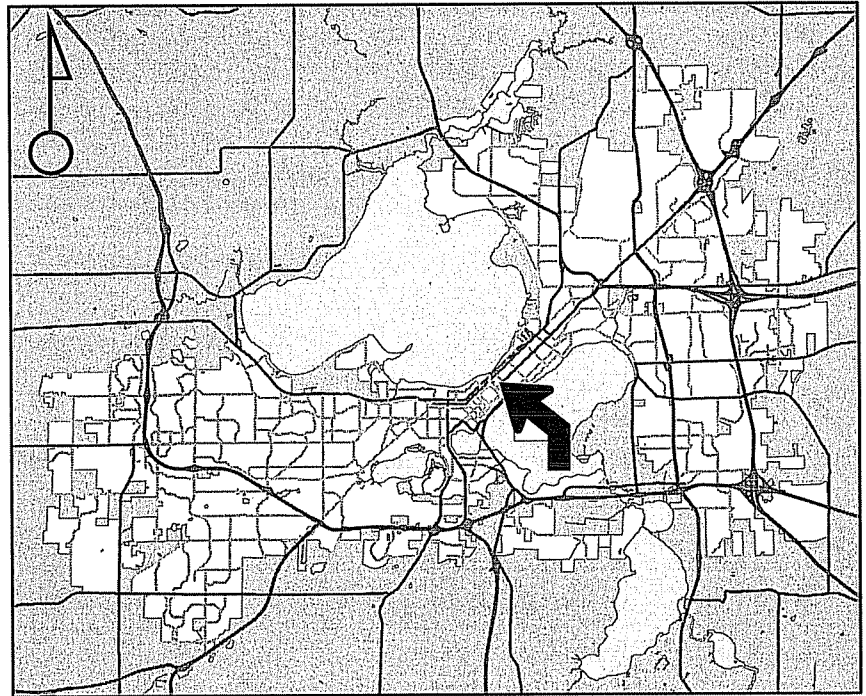
Public Hearing Date

Plan Commission

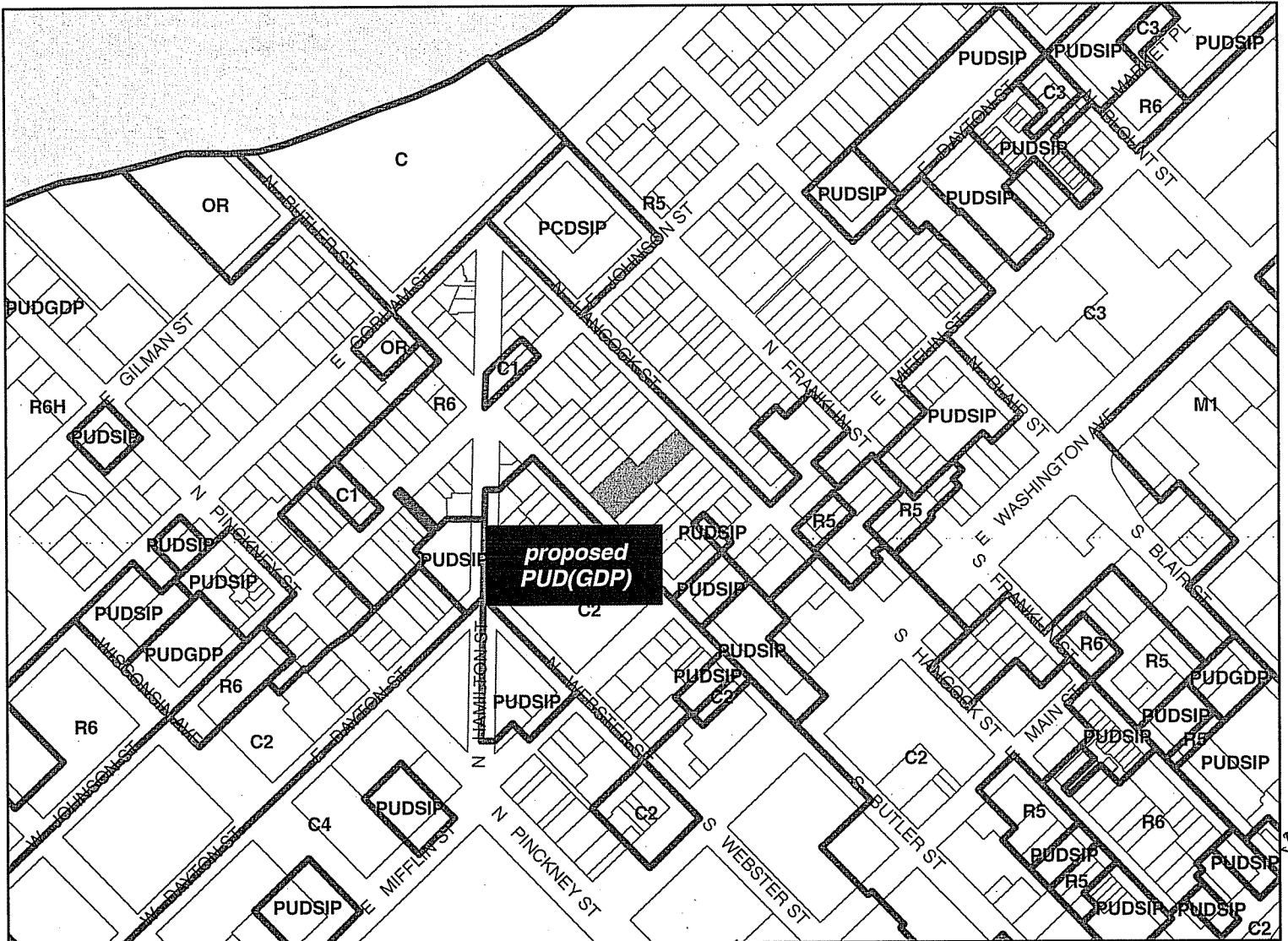
23 July 2007

Common Council

07 August 2007



For Questions Contact: Michael Waidelich at: 267-8735 or mwaidelich@cityofmadison.com or City Planning at 266-4635





LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 1200 Receipt No. 81188
 Date Received 5-9-07
 Received By RT
 Parcel No. 0709-133-2310-4
 Aldermanic District 2, Brenda Konkol
 GQ OK!
 Zoning District R6
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification Waiver _____
 Ngrbrhd. Assn Not. Waiver _____
 Date Sign Issued _____

1. Project Address: 119, 123 & 125 N Butler
120 & 124 North Hancock **Project Area in Acres:** 0.47
Project Title (if any): 121 North Butler (Working Title)

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from <u>R6</u> to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Cliff Fisher Company: Cliff Fisher Development
 Street Address: 107 North Hancock City/State: Madison, Wisconsin Zip: 53703
 Telephone: (608) 516-8157 Fax: () _____ Email: _____

Project Contact Person: James McFadden Company: McFadden & Company
 Street Address: 228 State Street City/State: Madison, Wisconsin Zip: _____
 Telephone: (608) 251-1350 Fax: (608) 251-1325 Email: mcfadden@mailbag.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Replace three existing structures (one to be moved & two to be demolished) with a new four story building with 34 predominately one bedroom apartments.
Construct below grade parking with access from Hancock Street.

Development Schedule: Commencement August 2007 Completion Summer 2008 5

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$1,200.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Not applicable - no plan in place Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alder - March 30, 2007, Neighborhood - March 17, 2007, Neighborhood Meeting - March 19, 2007

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Brad Murphy et all Date 4/28/2007 | Zoning Staff Development Assistance Date 4/5/2007

The signer attests that this form has been completed accurately and all required materials have been submitted:

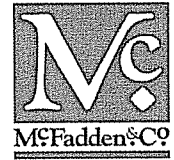
Printed Name James McFadden Date May 8, 2007

Signature [Signature] Relation to Property Owner Architect

Authorizing Signature of Property Owner [Signature] Date May 8, 2007 5

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: May 8, 2007

Project: 121 North Butler

Existing Conditions:

The site consists of five contiguous properties located on the one hundred block between North Butler and Hancock Streets.

There are two existing buildings at 120 & 124 Hancock each with two three bedroom apartments which will be retained, an existing two unit building at 119 North Butler which will be relocated and a four flat at 123 & a two flat at 125 North Butler which will be demolished.

The existing rear yards are currently used for parking and contain three garage structures that will be demolished.

Proposed Improvements:

A new wood framed four-story building fronting on Butler Street constructed over below grade parking that will be accessed via an existing drive entered from Hancock Street.

The new building will have 34 to 38 predominately one-bedroom rental apartments built to condominium standards in terms of ceiling height, fenestration, energy efficiency and sound isolation.

Address:

119, 123 & 125 North Butler and 120 & 124 North Hancock

Legal Description:

119 N Butler
ORIGINAL PLAT, BLK 111, SE 25 1/4 FT OF NW 57 1/4 FT OF LOT 13.
123 N Butler
ORIGINAL PLAT, BLK 111, NW 32 FT OF LOT 13.
125 N Butler St
ORIGINAL PLAT, BLK 111, SE 1/2 OF LOT 14.
120 N Hancock St
ORIGINAL PLAT, BLK 111, SE 1/2 OF LOT 6.
124 N Hancock St
ORIGINAL PLAT, BLK 111, NW 1/2 OF LOT 6

Construction Schedule:

Start: August 16, 2007
Completion: Spring 2008

Owner and General Contractor:

Cliff Fisher
107 North Hancock
Madison, Wisconsin 53703

Architect:

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

Landscaper:

Jean Borman
Garden Productions
521 Farwell Drive
Madison, Wisconsin 53703

Zoning:

R6

Site Area:

20,625 SF or 0.47 Acres

Building Coverage:

Existing: 7,534 SF
Proposed: 9,092

Surface Parking & Paved Area:

Existing: 10,305 SF
Proposed: 2,411

Green Space:

Existing: 2,774 SF
Proposed: 7,683

Useable Open Space:

Existing: 1,511 SF
Proposed: 6,774

Floor Area:

Total Existing: 13,534 SF
Retained: 4,671
New: 6,755 SF Footprint x 4.0 Stories = 27,020
Total Proposed: 31,691 SF

Floor Area Ratio:

Existing: 13,534 SF / 20,625 SF = 0.66
Proposed 31,691 SF / 20,625 SF = 1.54

Apartments:

Existing Retained: 4
Existing Removed: (9)
Proposed New: 34-38
Total: 38-42

Unit Mix:

Existing: 4 Threes
Proposed: 6 Efficiencies, 23 Ones, 5 Twos (exact mix subject to change)

Lot Area:

(6) Efficiencies @ 300 = 1,800 SF
(23) Ones @ 450 = 10,350
(5) Twos @ 600 = 3,000
(4) Existing Threes @ 750 = 3,000
Lot Area Required (R6) 18,150 SF < 20,625 SF Provided ok

Usable Open Space:

(6) Efficiencies	@ 70 =	420 SF
(23) Ones	@ 70 =	1,160
(5) Twos	@ 140 =	700
(4) Existing Threes	@ 210 =	<u>840</u>
Total Open Space Required (R6)		3,570 SF < 6,774 SF Provided ok

Parking:

Existing:

Surface:	9
Enclosed:	9
Total:	18

Existing:

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.

Existing Conditions

From: McFadden & Company
228 State Street
Madison, Wisconsin 53703



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

Date: May 8, 2007

Project: 119, 123 & 125 North Butler

The proposed redevelopment of the five contiguous properties located at 119, 123 & 125 North Butler and 120 and 124 North Hancock Streets will entail the retention of the two residential buildings on Hancock, the relocation off site of the of the residential building at 119 North Butler and the demolition the two residential buildings at 123 and 125 North Butler and the three garages located respectively in the rear yards of 124 North Hancock and 123 & 125 North Butler.

The three residential buildings on North Butler are all structurally sound and by the standards of student housing market well maintained. The three masonry garages are functionally obsolete and are currently used more for storage than parking and therefore not surprisingly show signs of deferred maintenance most notably in the cracking of and between the masonry units.

119 North Butler is a two story 21' by 43' wood framed structure with the broad porch and pitched roof characteristic of its time and neighborhood. It was originally constructed as a single-family house in 1894. It has subsequently been divided into three apartments. One unit occupies the former living room and dining room on the front of the first floor while a second was formed out of the former kitchen and pantry to the rear. The second floor apartment has two of the original well-proportioned bedrooms in the center with the original front bedroom now serving as living room and the rear as the kitchen. There is a rubble walled basement with access only from the exterior and an undeveloped attic. With its current layout it would have no appeal outside the student market but it does offer the possibility of being restored as single-family residence.

In contrast with its neighbors 123 North Butler is a long thin (21' by 59') masonry veneered porch less building with a low-pitched roof. It was apparently originally built as a fourplex in 1938. Entry and the common stair are located at the rear with the door to the street serving a single apartment. For some inexplicable reason this building was divided into two along its length resulting in two extraordinarily long narrow apartments on each of the two floors. The southern units have a small living room to the front and a kitchen to the rear with two small bedrooms each barely large enough (7' by 8'-4") to accommodate a single twin bed. The northern unit is essentially a long 8' wide hall with partitions partially delineating living, dining and sleeping spaces. 123 Butler has a layout that is marginal at best for the student housing market and a geometry that disallows any efficient conversion to any other use.

Some portions of 125 North Butler apparently date from 1874 though it appears that it was moved from its original to its current location at some undetermined date as it currently sits on a poured concrete and not a rubble foundation wall. The original attic and roof were removed in the 1970's and a new third floor added. The original wood façade was removed at the same time and replaced with a mix of plywood siding and stone. The building, which has a relatively small 23' by 40' footprint, has a small but relatively straightforward one-bedroom apartment on the first floor and a three bedroom 70's loft style unit complete with spiral stair sharing the second and third floors. Though currently stable there has been some settling towards the rear resulting in a perceptible slope to the second and third floors. This building retains none of its original character and is architecturally sharply incompatible with its neighbors. It has an interior layout that would have no appeal outside the short-term student rental market.

Attached there are seven sheets with the first showing the three buildings together in context followed by three paired pages illustrating the exterior and interior existing conditions of respectively of each of the three subject properties.

Narrative

From: McFadden & Company
228 State Street
Madison, Wisconsin 53703
608 251 1350 (Voice) 608 251 1325 (Fax)



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

Date: July 1, 2007

Project: 121 North Butler

This is a preliminary presentation for a proposed new four story building on a site composed of five contiguous properties on the one hundred block of North Butler and Hancock Streets.

There are at present five buildings on the site. The two existing buildings at 120 & 124 Hancock each with two three bedroom apartments will be retained, an existing two unit building at 119 North Butler will be relocated and the four flat at 123 & the two flat at 125 North Butler respectively will be demolished.

As presented previously the new building will have 34-predominately one-bedroom rental apartments built to condominium standards in terms of ceiling height, fenestration, energy efficiency and sound isolation. There will be below grade parking, which will be accessed via an existing shared drive between 120 & 124 entered from Hancock Street.

Subsequent to our informational presentation we have located and are in the process of purchasing a property to receive the to be relocated 121 Butler building. We have retained Jean Borman Garden Productions who has prepared the landscape plan attached as well Focus on Energy with whom we are working to improve the proposed building so that it will meet U.S. Green Building Council LEED certification standards.

Zoning Text for 121 North Butler Street

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the continued use of two existing residential buildings located respectively at 120 & 124 North Hancock Street and the construction of a new multifamily residential building at 121 North Butler Street.

B. Permitted Uses:

1. Those that are stated as permitted uses in the R6 zoning district.
2. Uses accessory to permitted uses as listed above.

C. Lot Area: 20,625 SF or 0.47 Acres.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 2.0.
2. Maximum building height shall be as shown on approved plans.

E. Yard Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

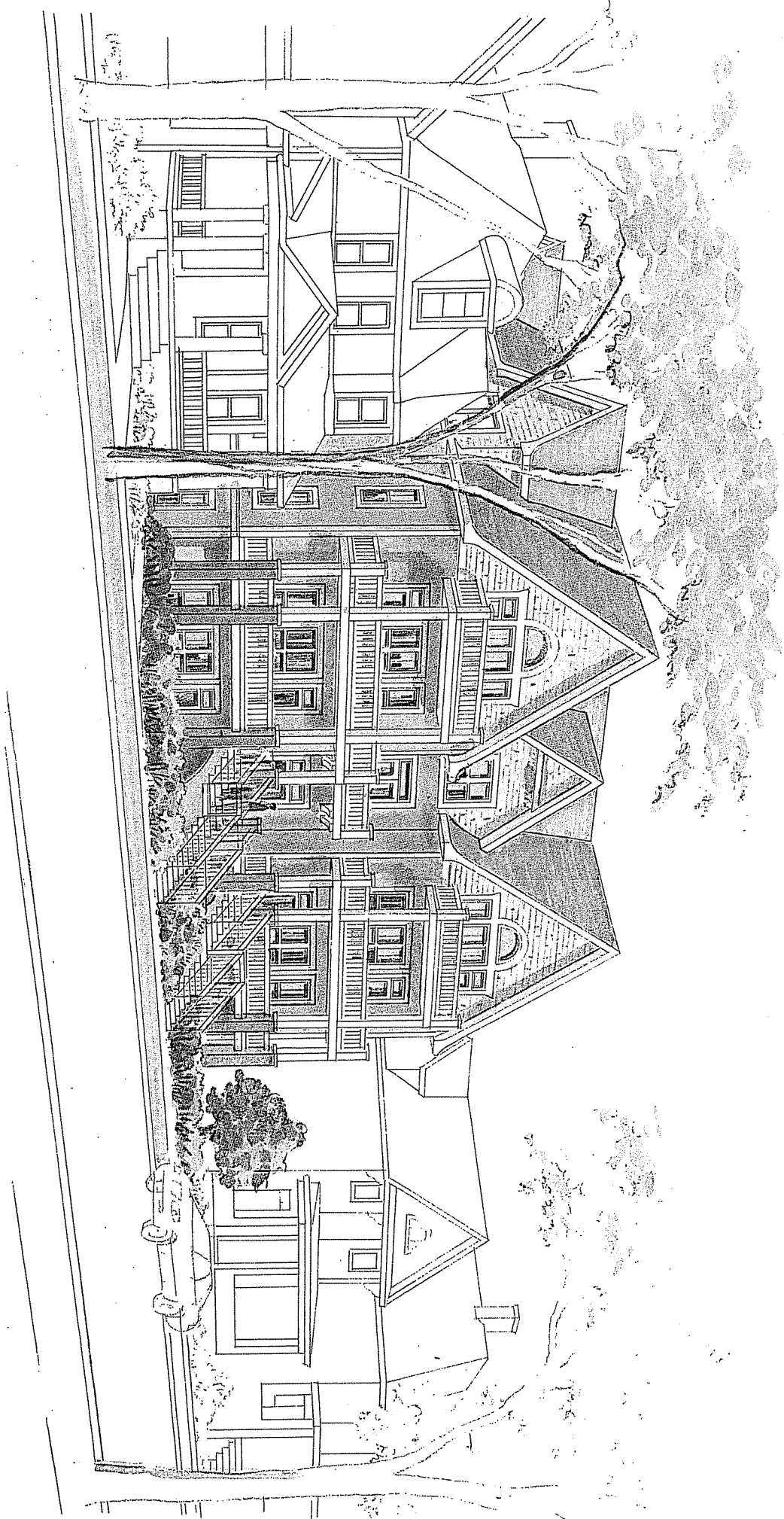
No residential parking permits will be issued for *121 North Butler*, the applicant shall inform all tenants of this in their apartment leases.

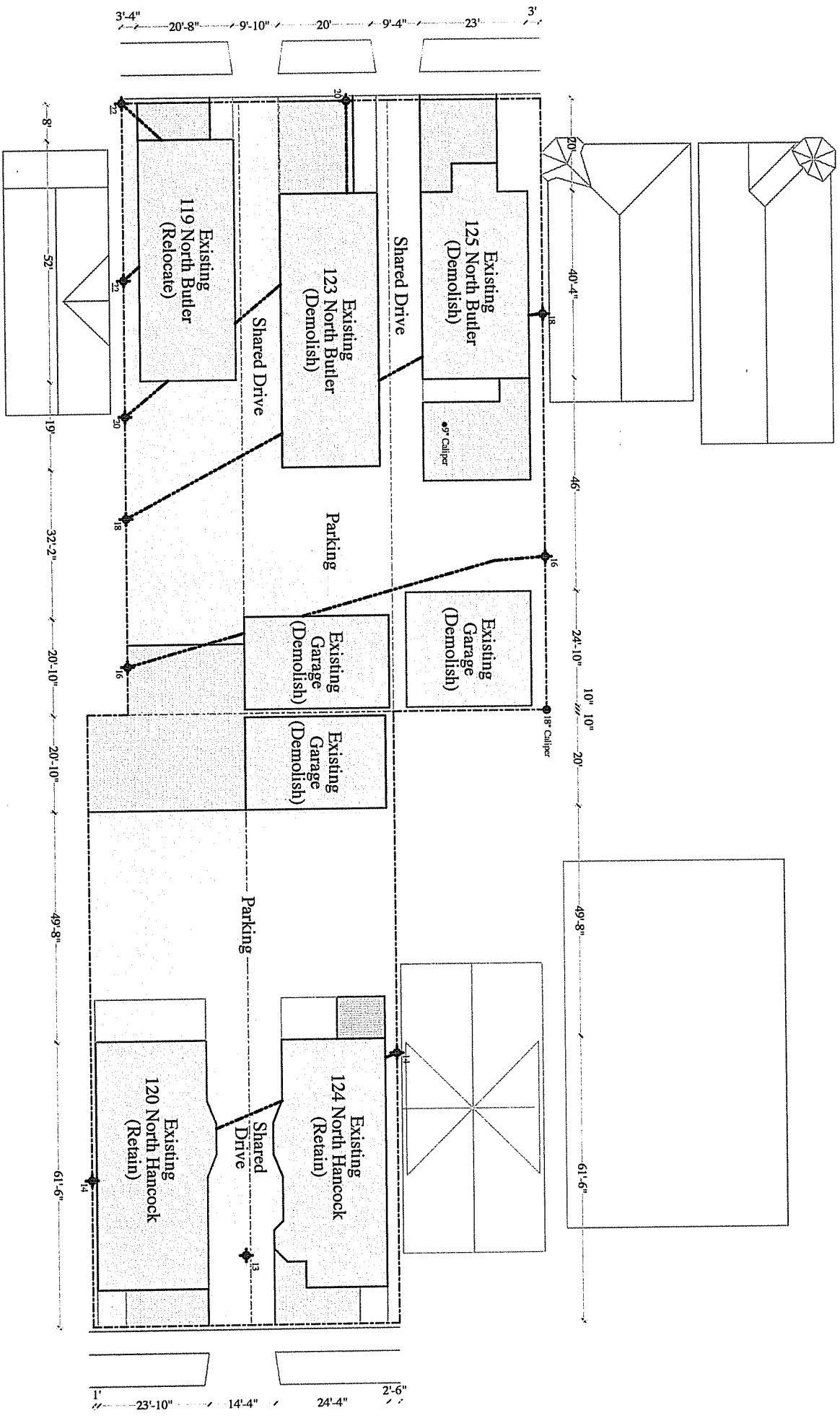
H. Lighting: Site lighting will be provided as shown on approved plans.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R6 district.

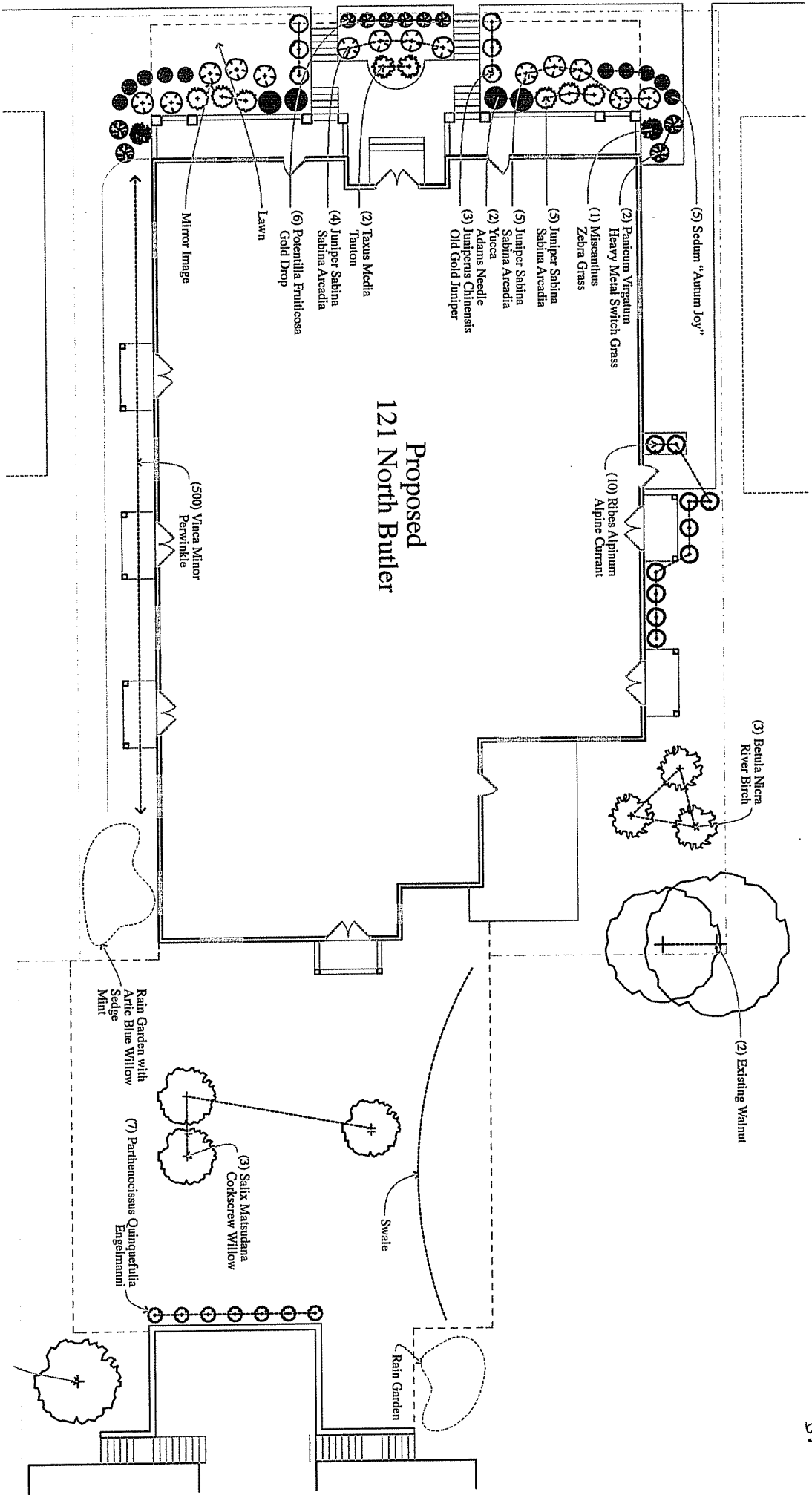
J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 zoning district.

K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.





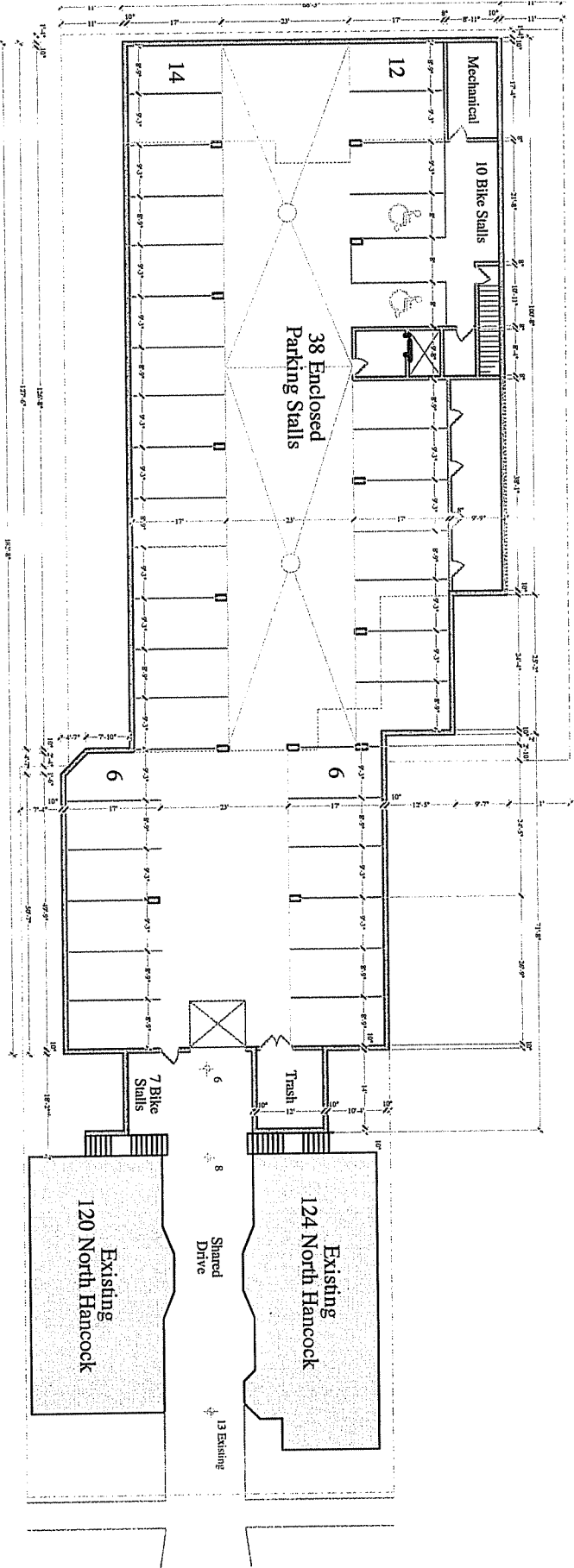
Existing Site Plan @ 1" = 30'
 119-25 North Butler
 Madison, Wisconsin
 July 1, 2007



Proposed
121 North Butler

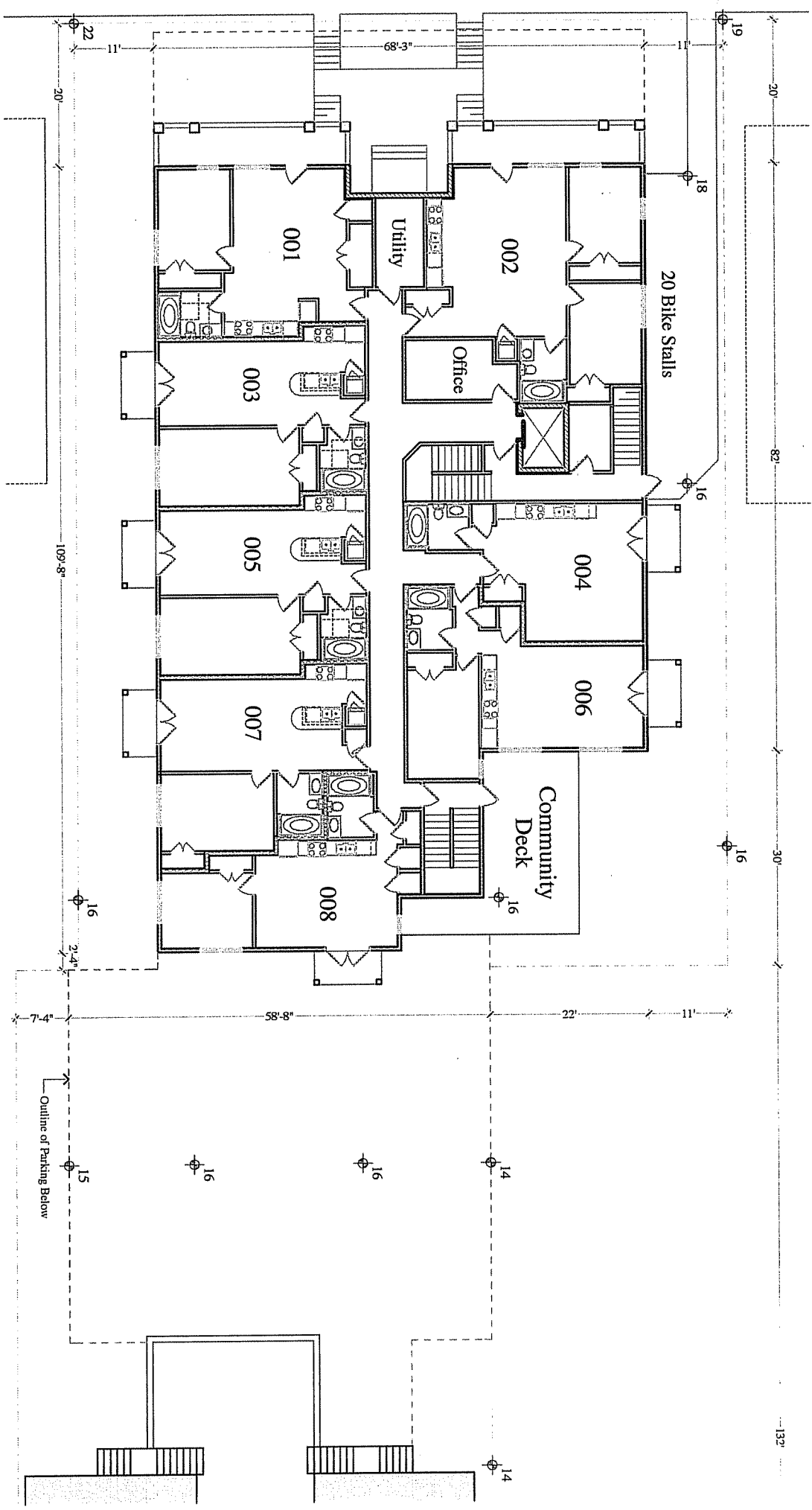


151



Parking Level Plan @ 1" = 30'
 119-25 North Butler
 Madison, Wisconsin
 July 1, 2007

15

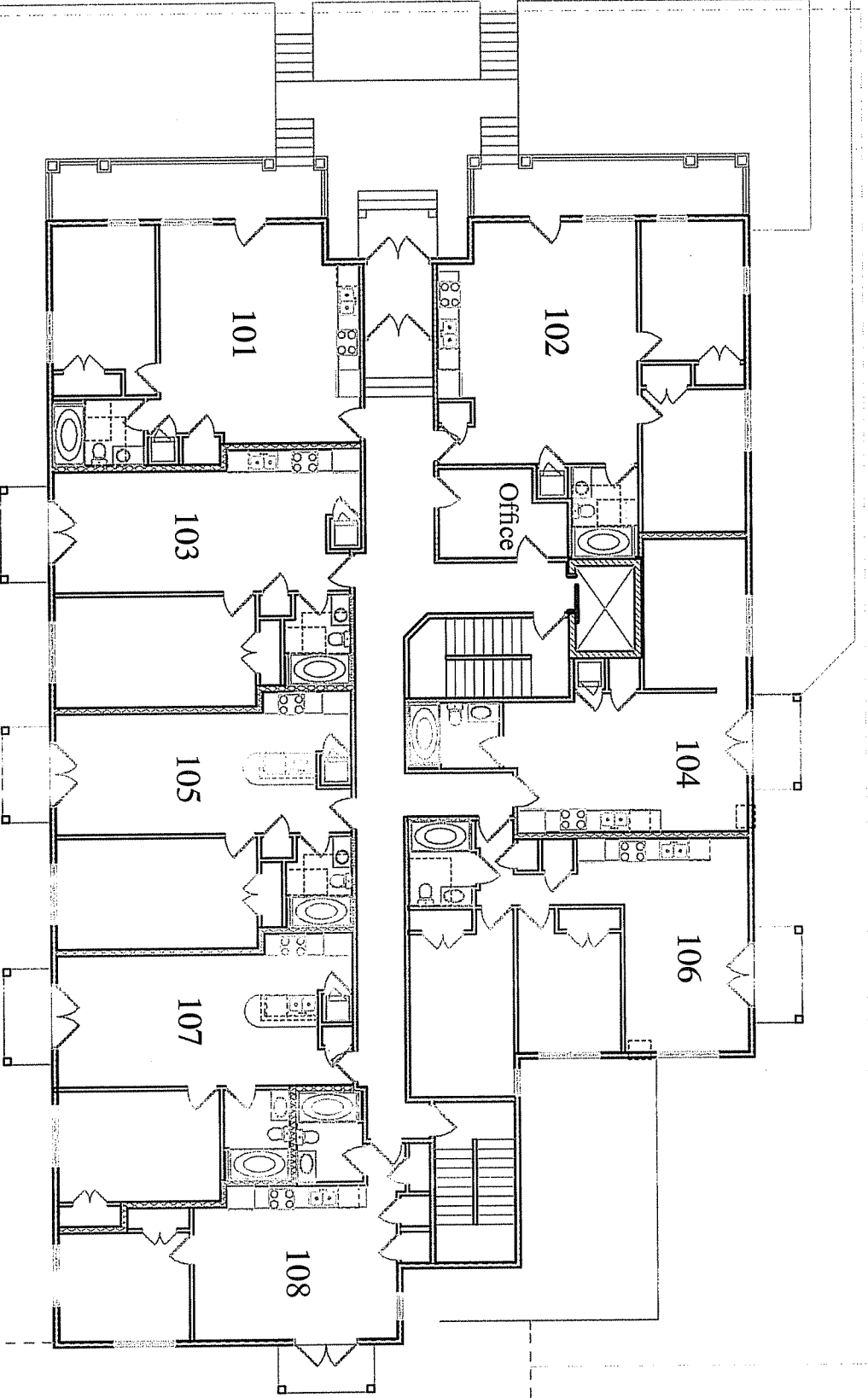


1-2BR 6-1B 1-S

Proposed Ground Floor Plan @ 1" = 20'
 119-25 North Butler
 Madison, Wisconsin
 July 1, 2007

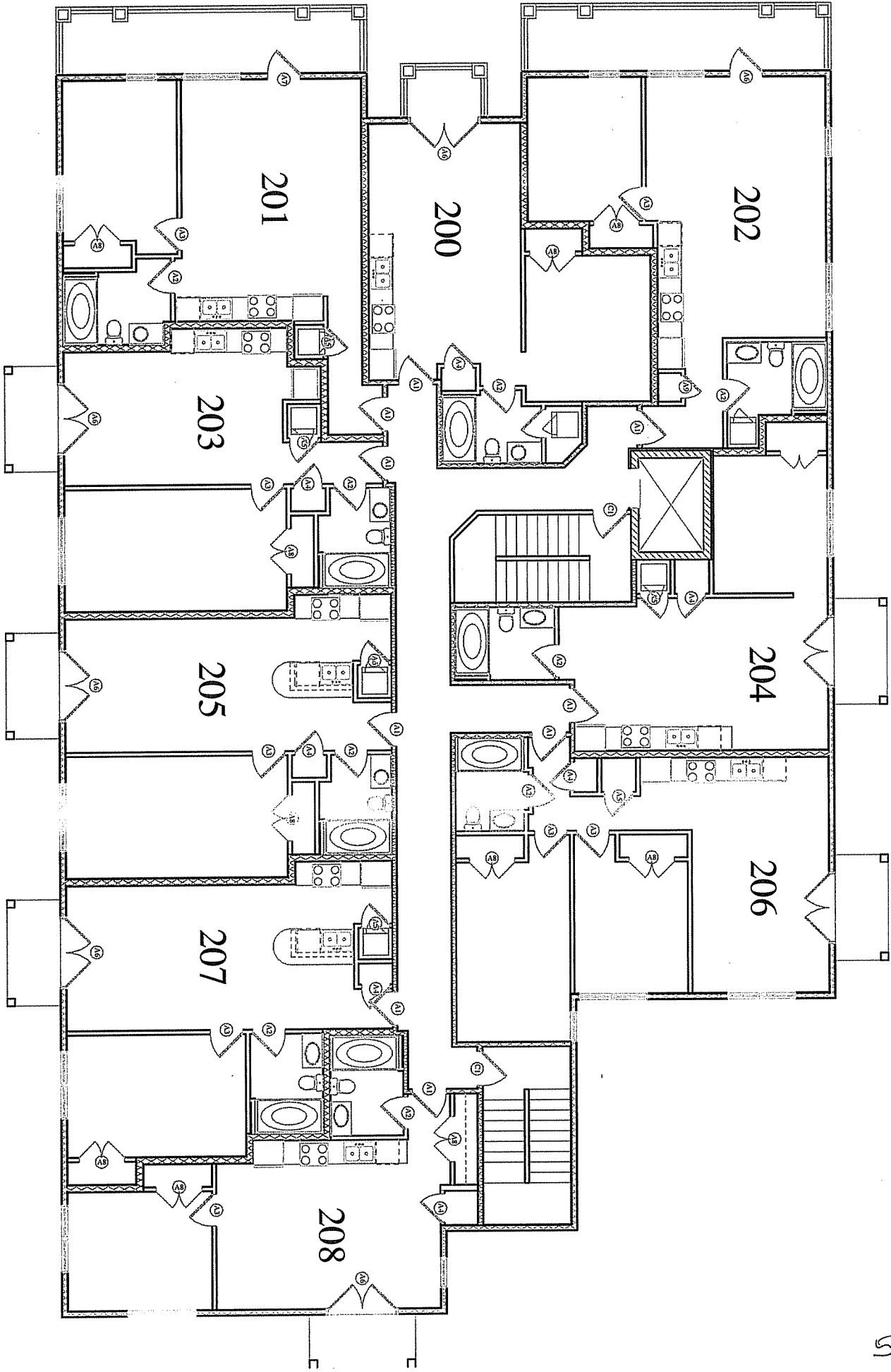


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Proposed First Floor Plan @ 1/16" = 1'-0"

2-2B 5-1BR 1-5
119-25 North Butler
Madison, Wisconsin
July 1, 2007



1-2B 6-1BR 2-S

Proposed Second Floor Plan @ 1/12" = 1'-0"

119-25 North Butler
 Madison, Wisconsin
 July 1, 2007



19

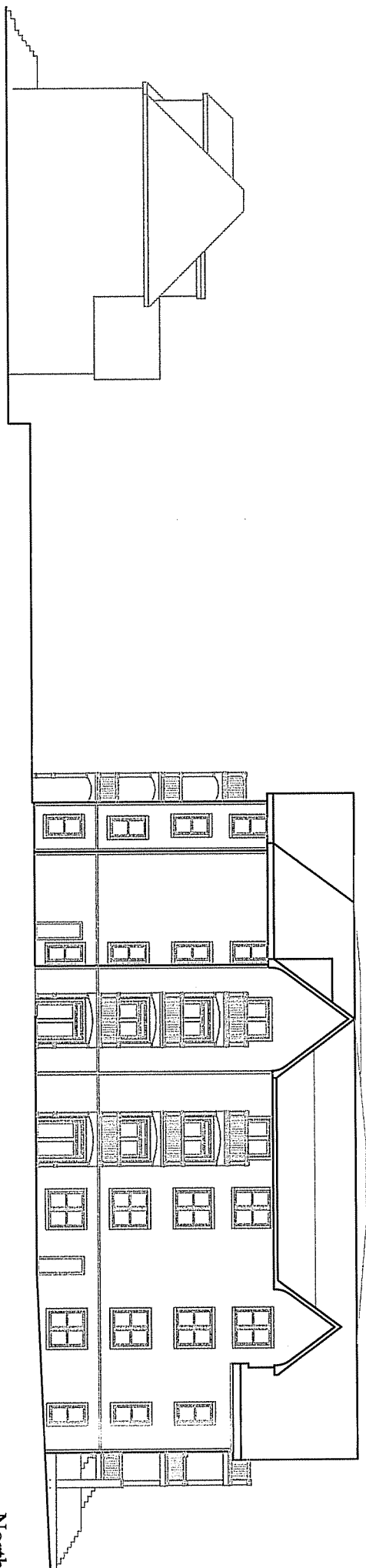
West or Butler Street Elevation @ 1/8" = 1'-0"
119-25 North Butler
Madison, Wisconsin
July 1, 2007

McFadden & Company
228 State Street
Madison, Wisconsin 53703
608.251.1350 Voice
608.251.1325 Fax
mcfadden@mailbg.com

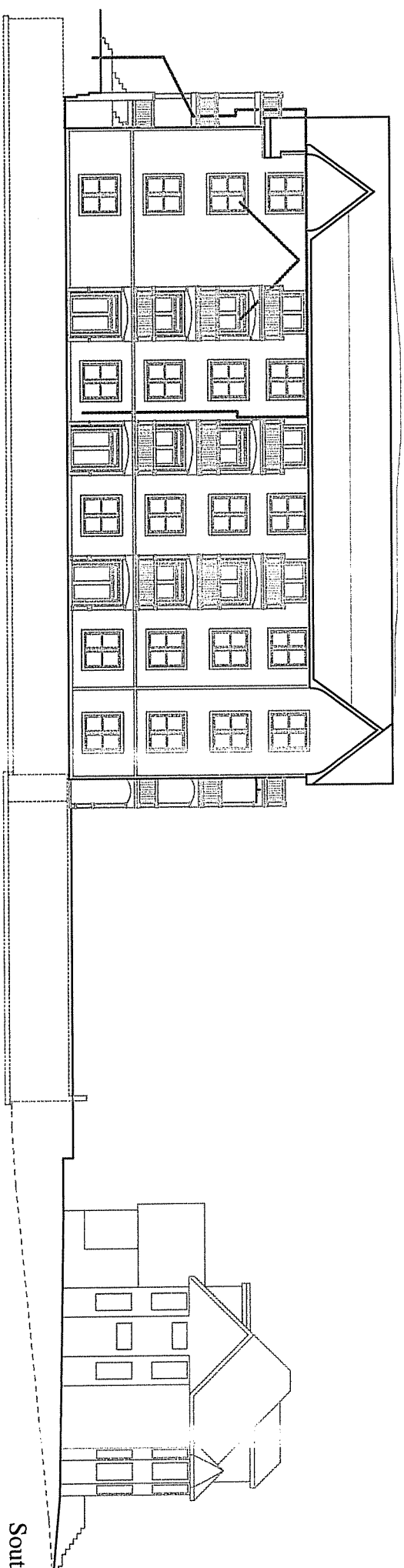




19



North



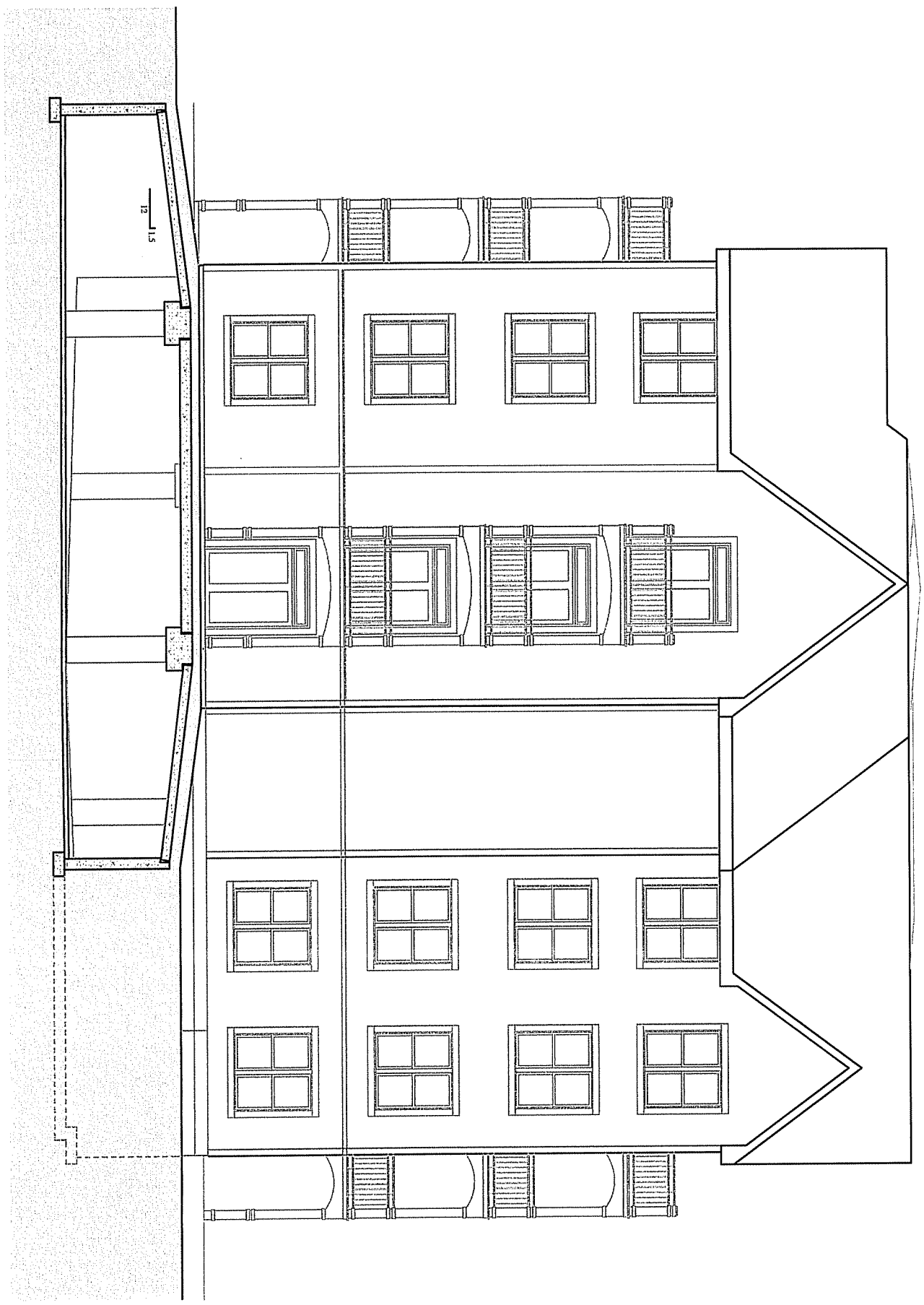
South

Building Elevations @ 1" = 25'
 119-25 North Butler
 Madison, Wisconsin
 July 1, 2007

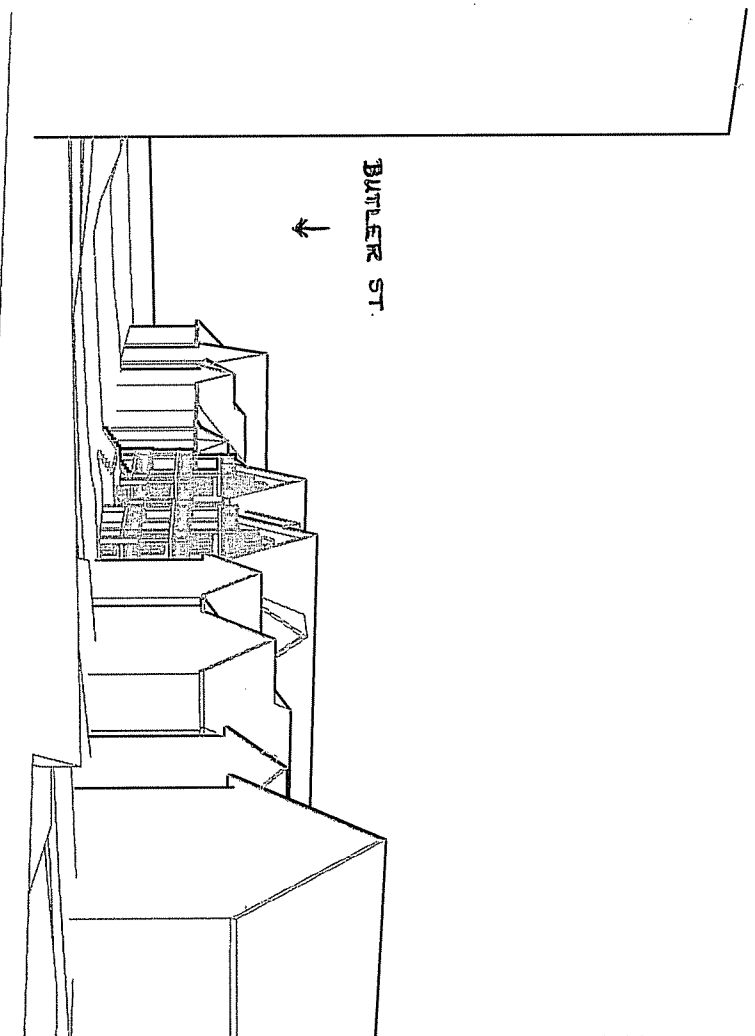
McFadden & Company
228 State Street
Madison, Wisconsin 53703
608.251.1350 Voice
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mcfadden@mailbag.com



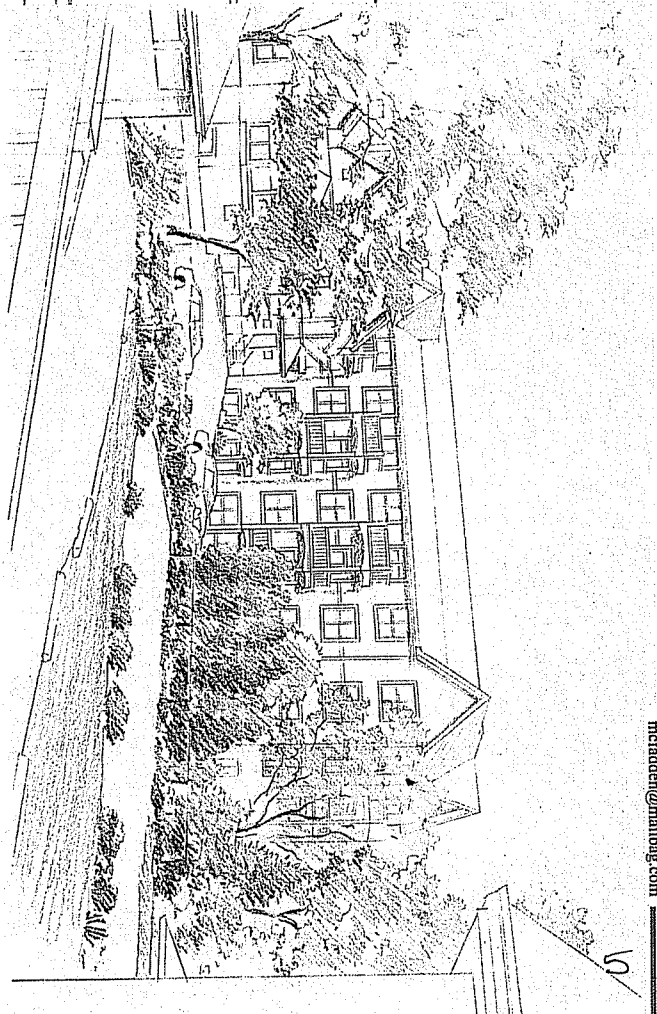
10



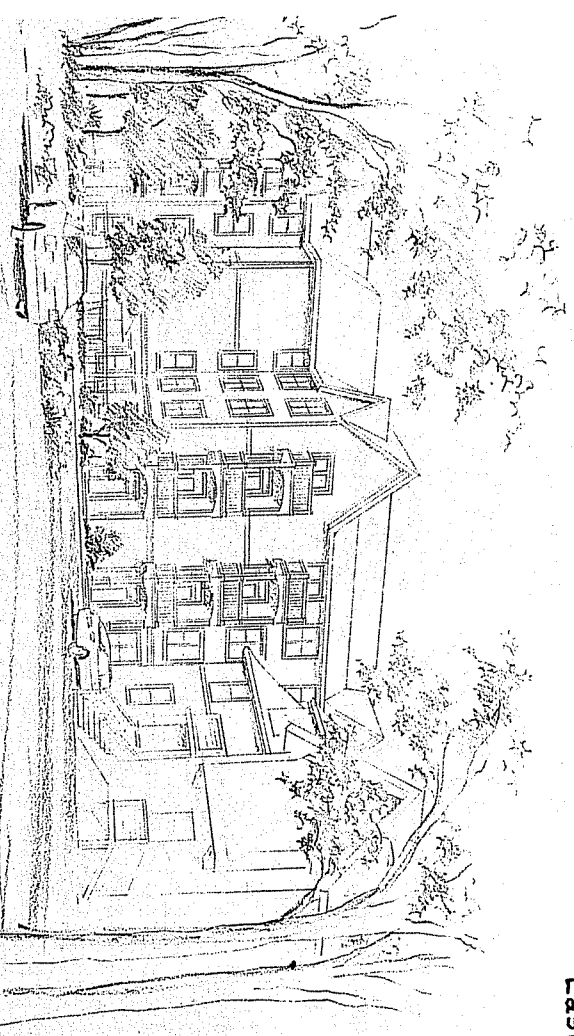
East Elevation & Garage Section @ 3/32" = 1'-0"
119-25 North Butler
Madison, Wisconsin
July 1, 2007



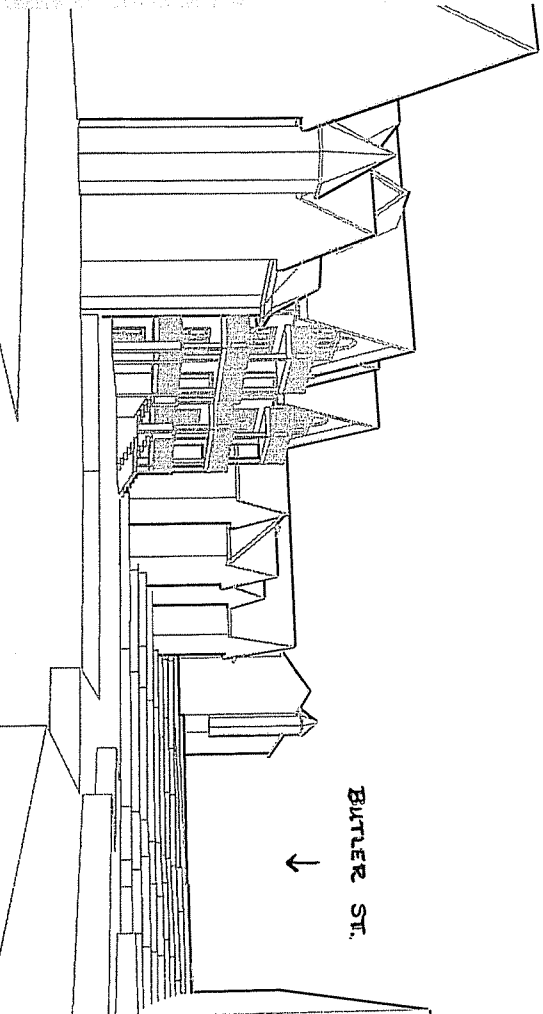
View from the South West East



View from the South East



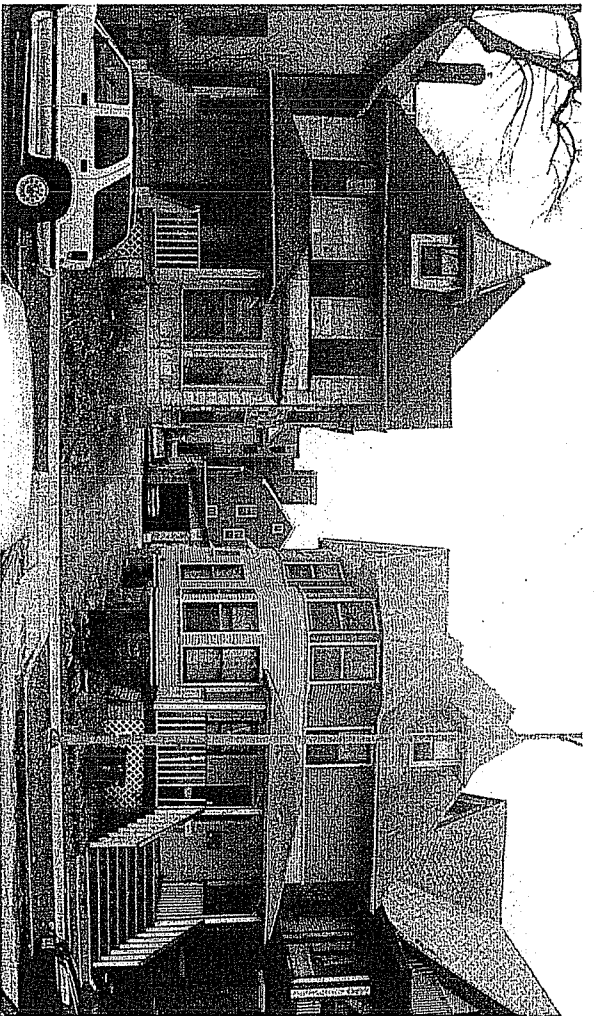
View from the North East



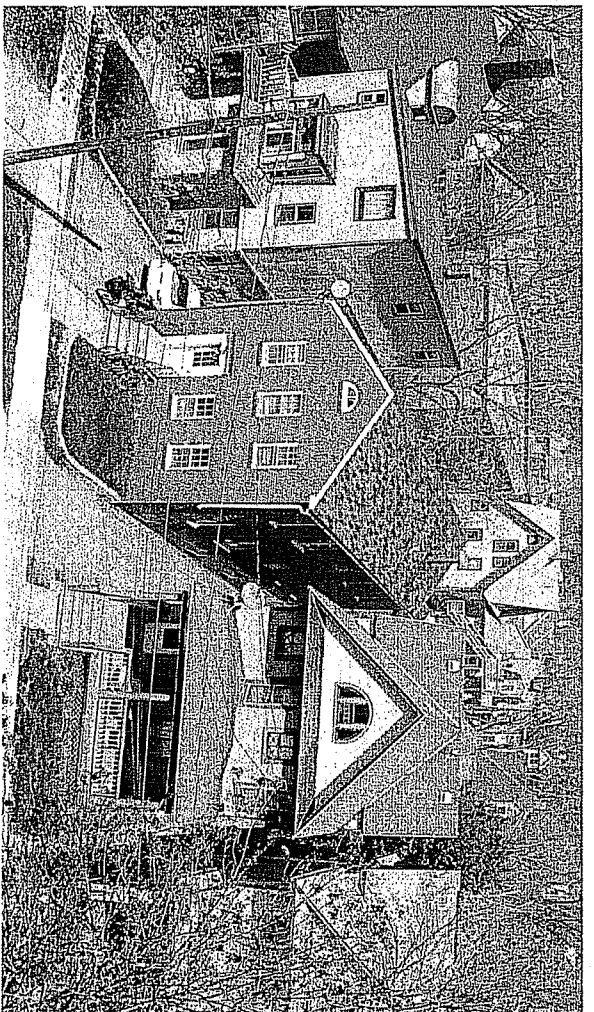
View from the North West
 Proposed Building in Context
 119-25 North Butler
 July 1, 2007



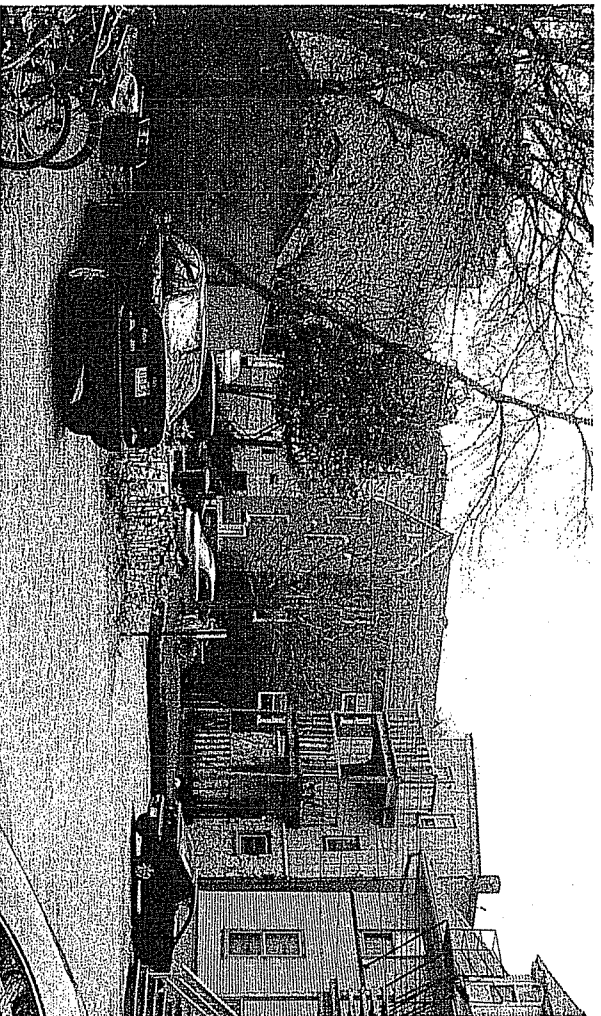
Aerial Photo @ 1" = 80'
119-25 North Butler
July 1, 2007



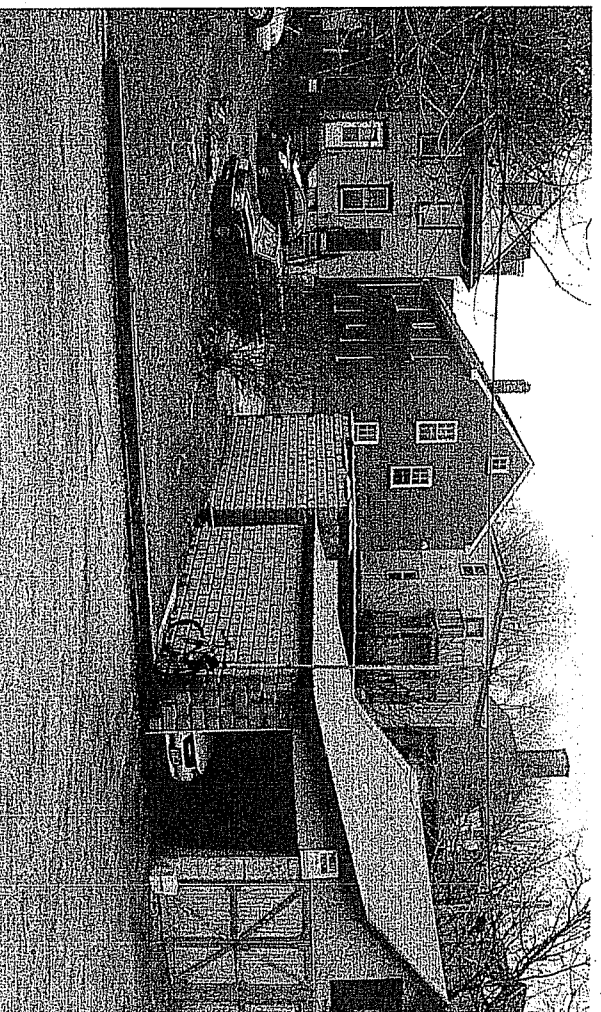
View West between 120 & 124 North Hancock



View from the South West of 119, 123 & 125 North Butler



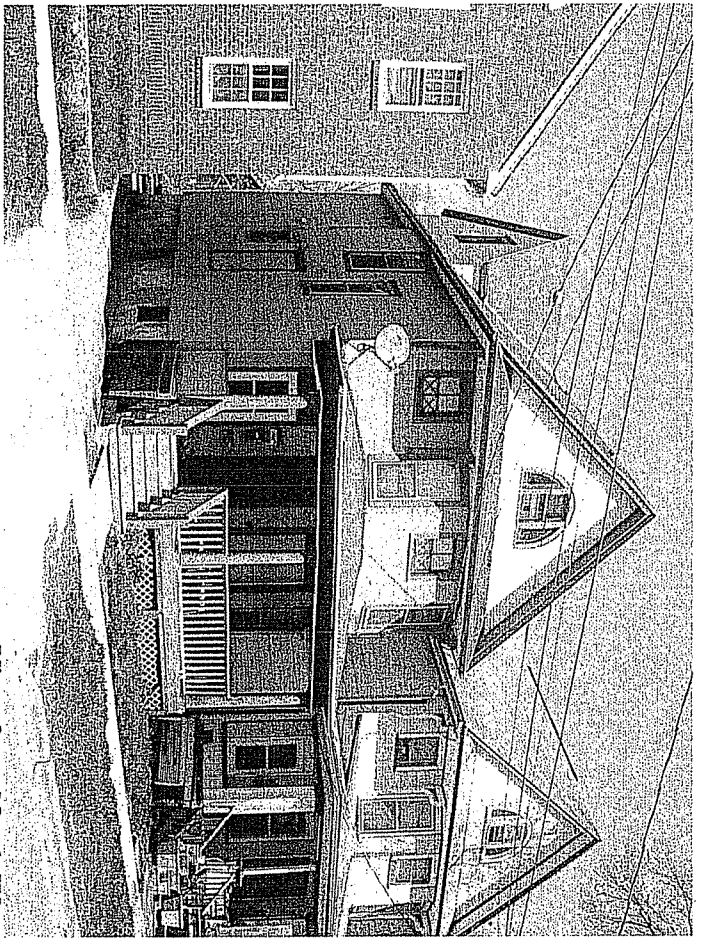
View from the North East (Rear) of 119, 123 & 125 N Butler



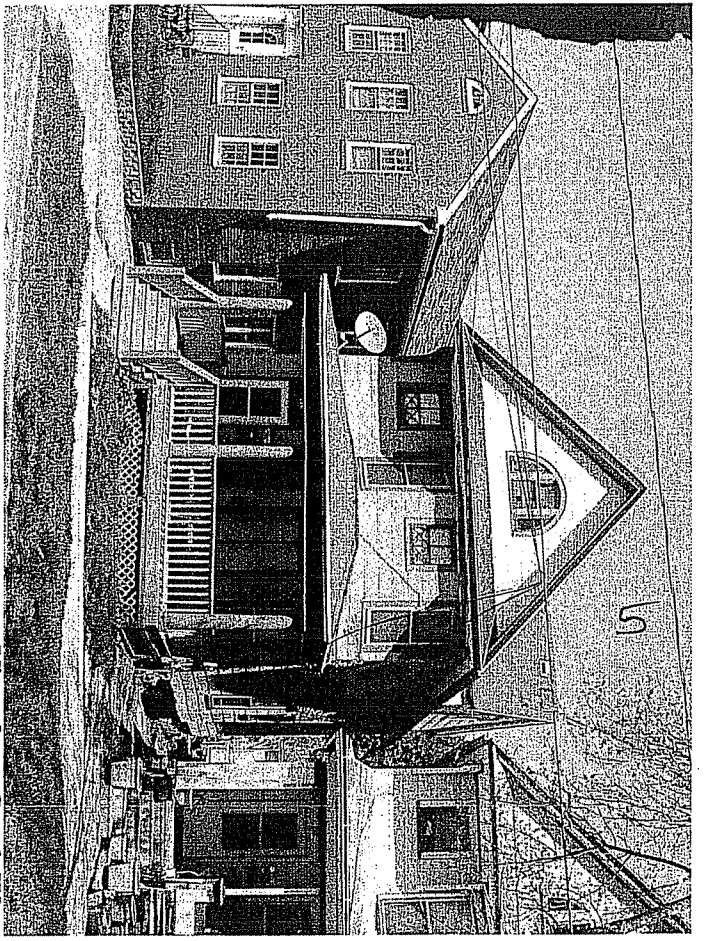
View from the South East (Rear) of 119, 123 & 125 North Butler

119, 123 & 125 North Butler Existing Exterior Conditions

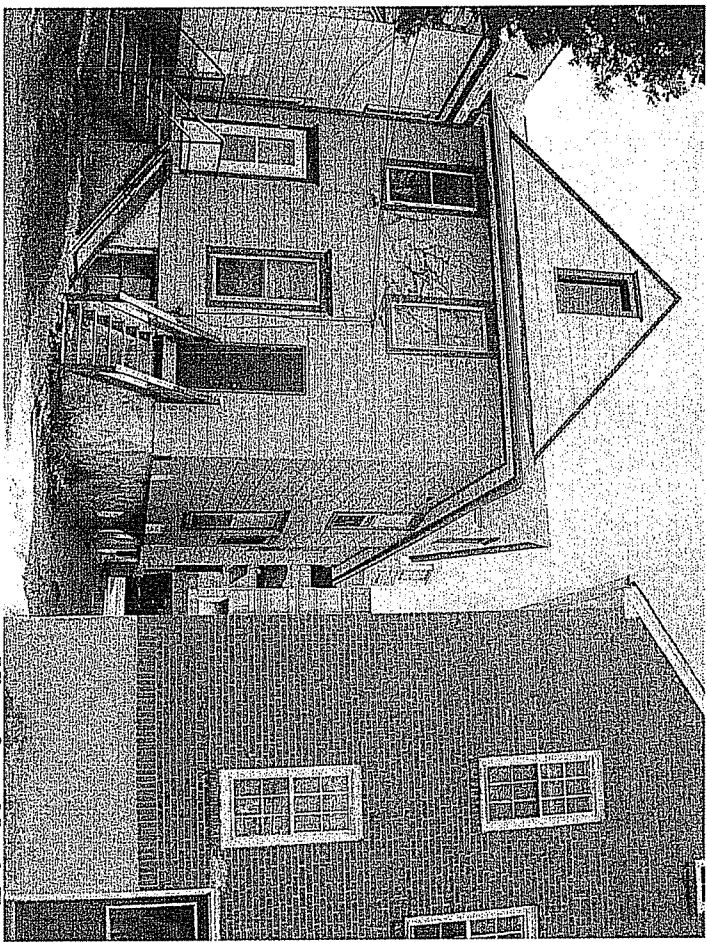
May 7, 2007



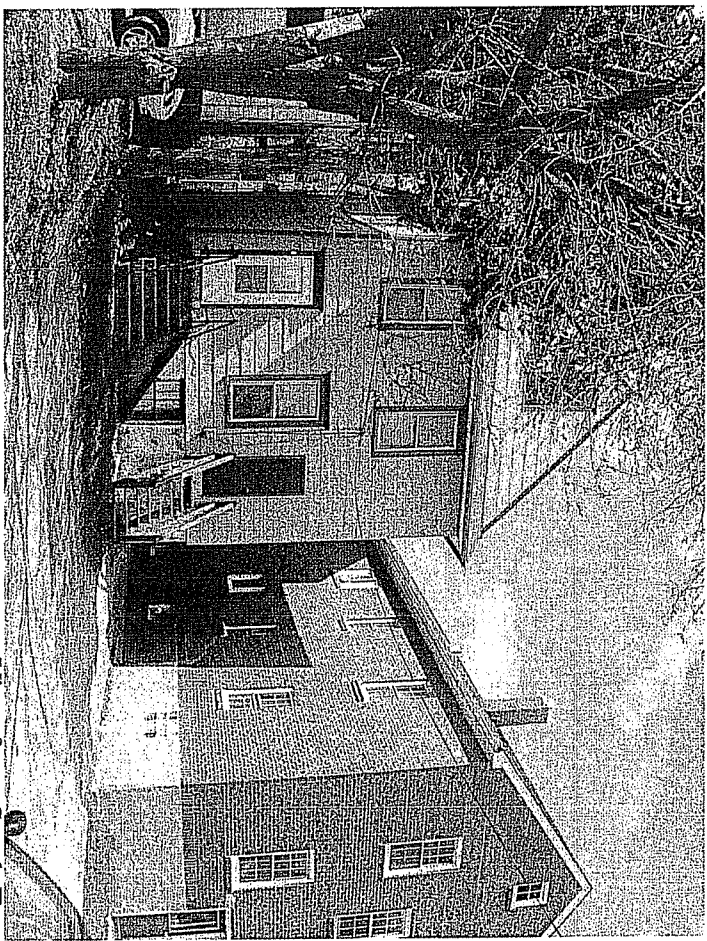
View from North West



View from South West

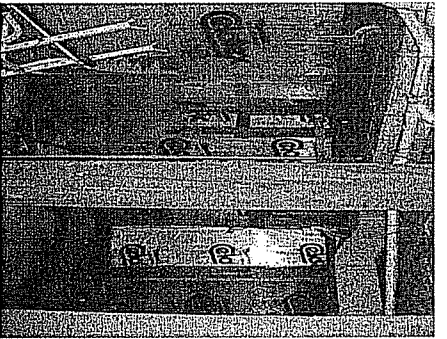


View from North East



View from South East

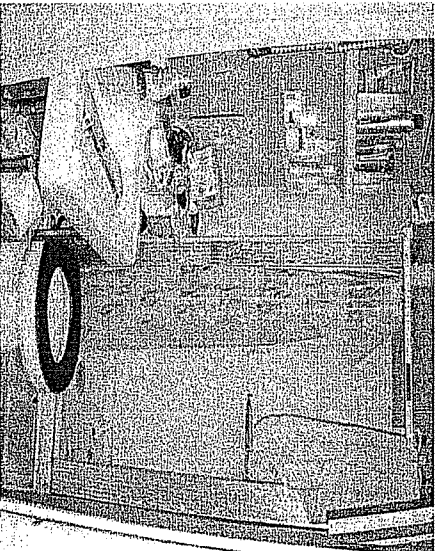
119 North Butler Existing Exterior Conditions
May 7, 2007



Basement



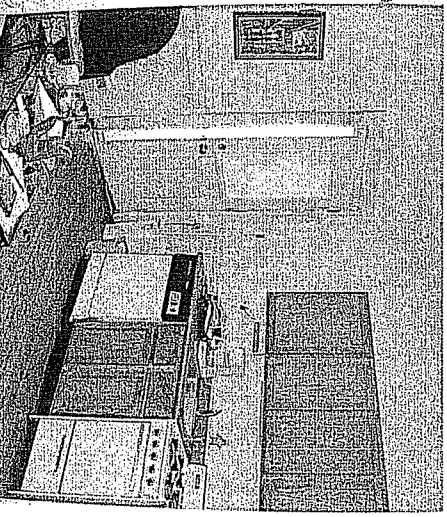
First Floor Front LR



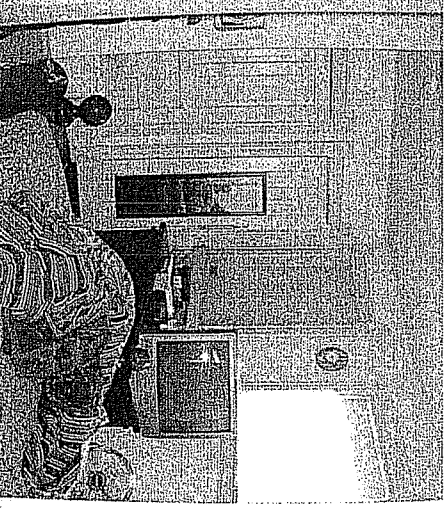
First Floor Front Unit Bath



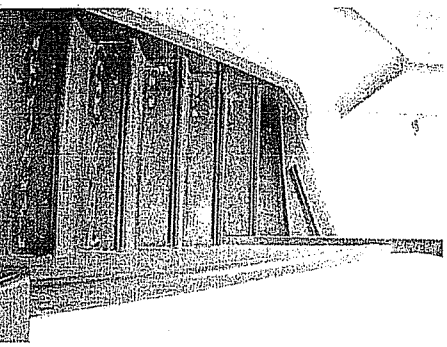
First Floor Front Unit Kitchen



First Floor Rear Unit Kitchen



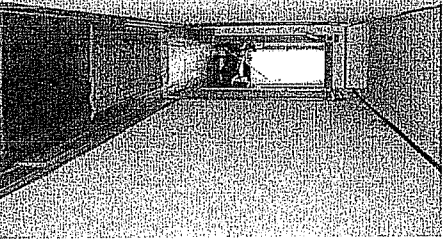
First Floor Rear Unit Bedroom



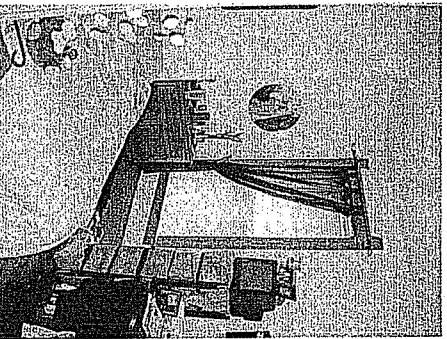
Front Stair



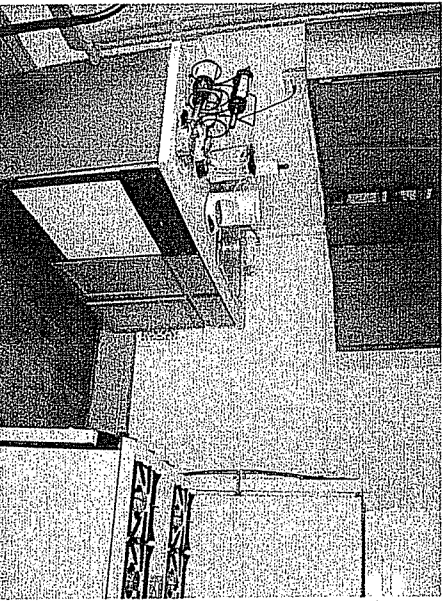
Second Floor Living Room



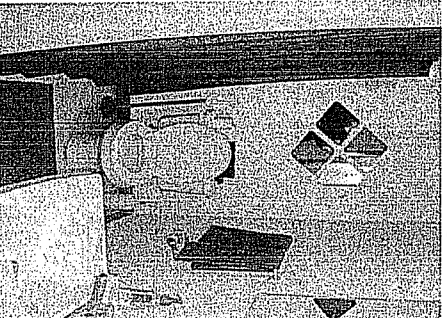
Second Floor Hall



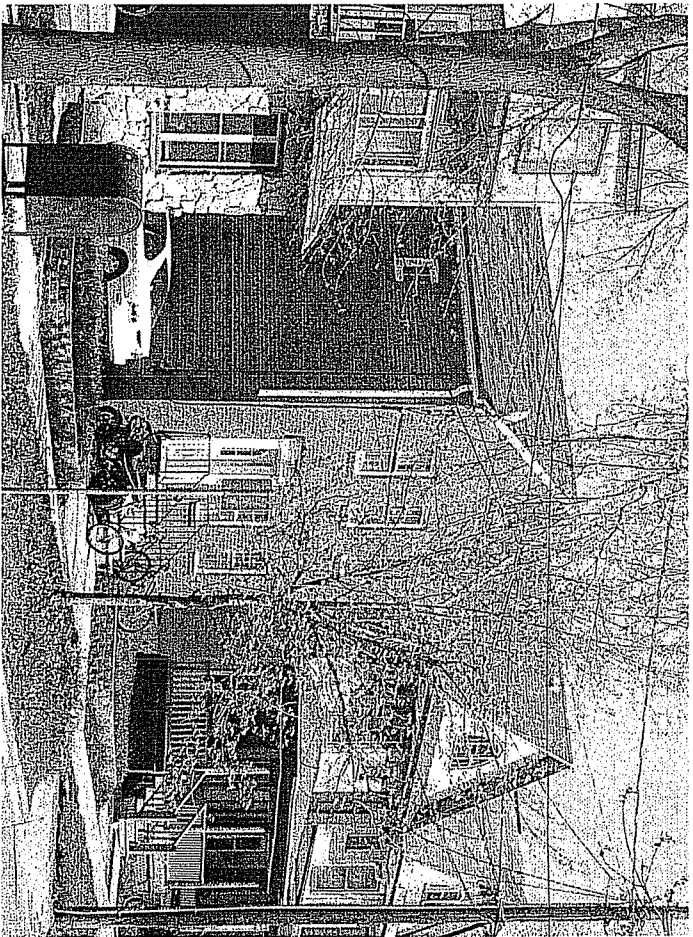
Second Floor BR



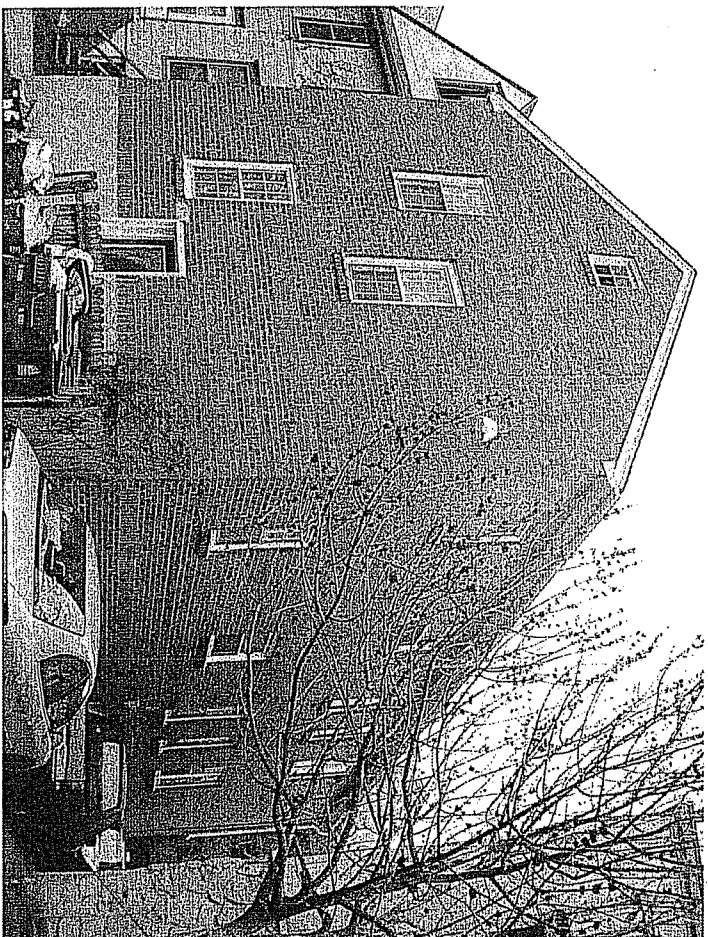
Second Floor Kitchen



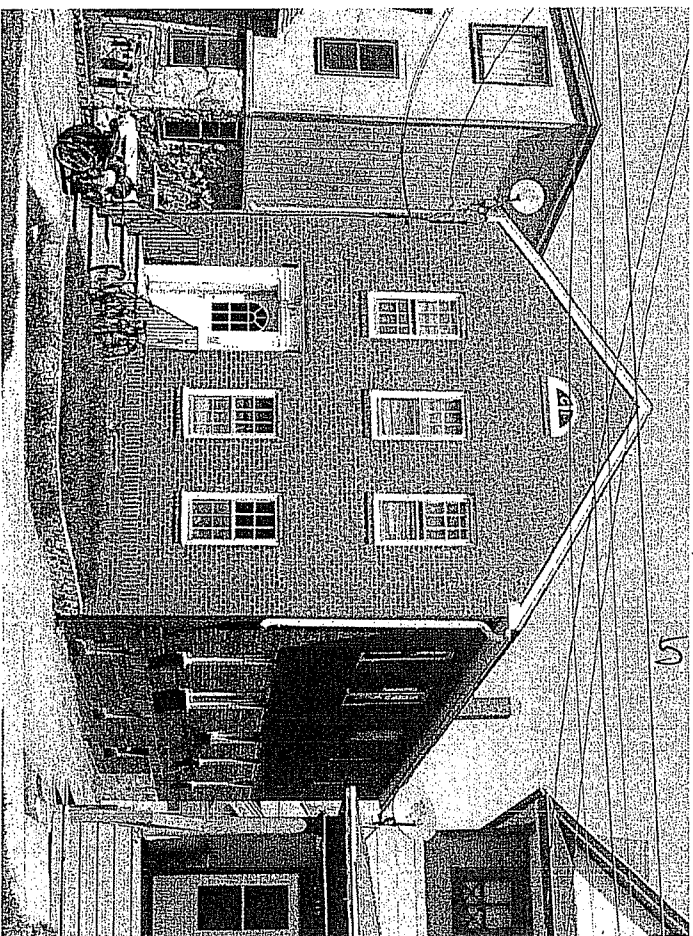
Second Floor Bath



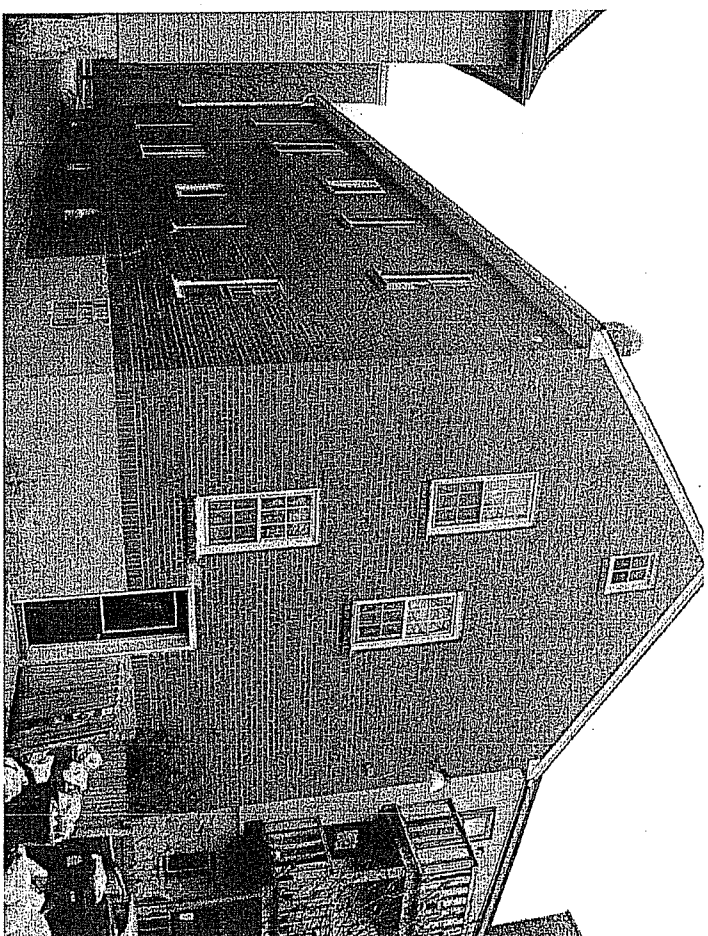
View from North West



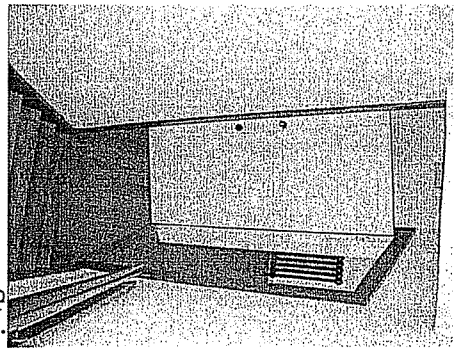
View from North East



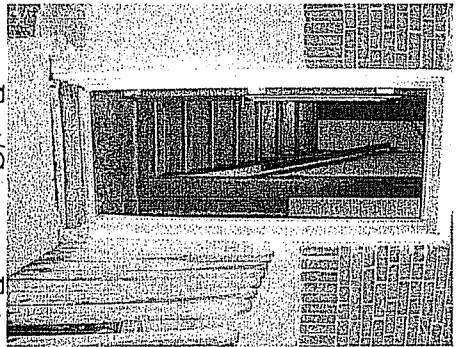
View from South West



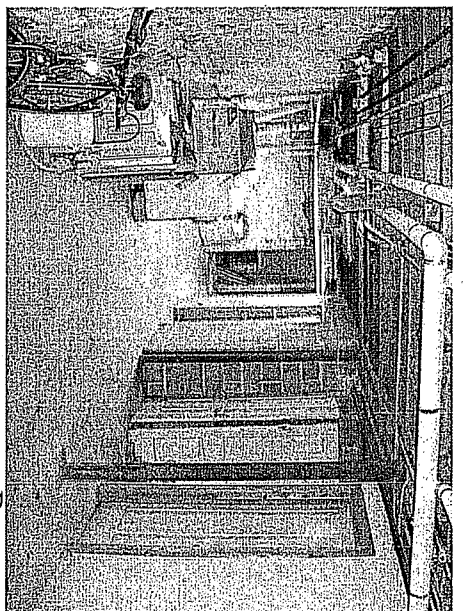
View from South East
123 North Butler Existing Exterior Conditions
May 7, 2007



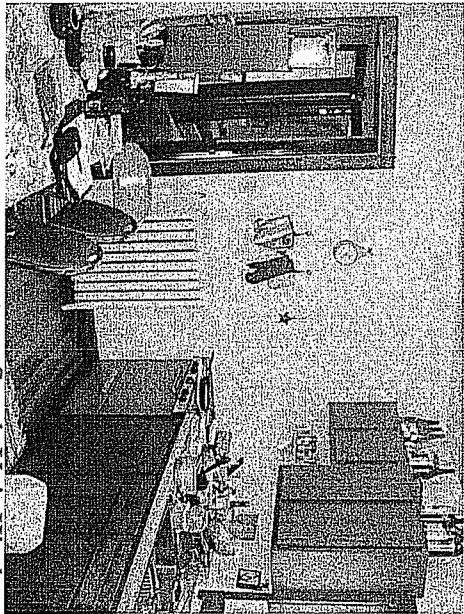
Stair



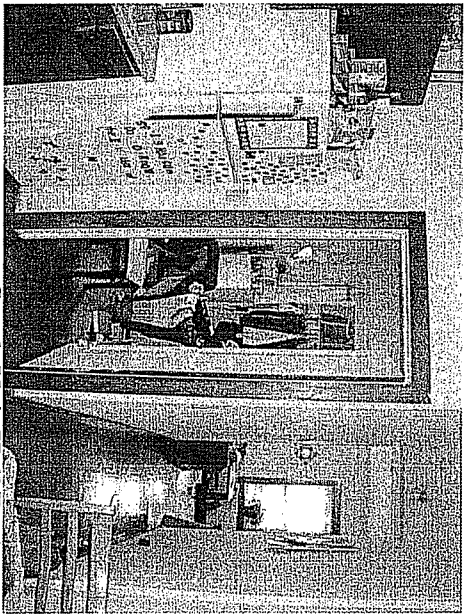
East/Common Entry



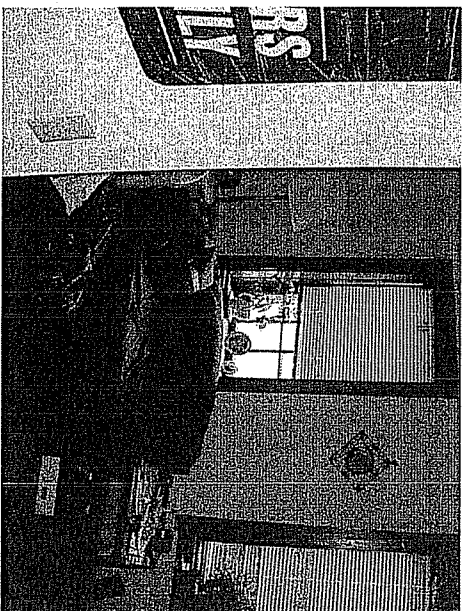
Basement



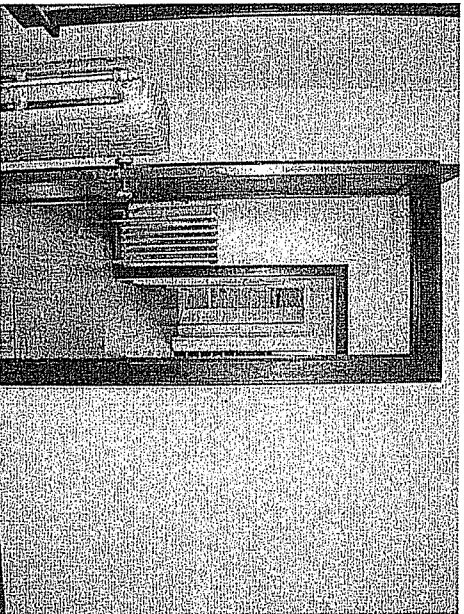
South Unit Kitchen



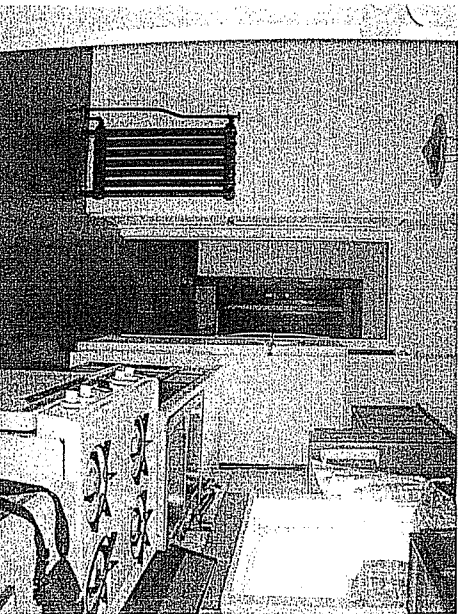
South Unit Hall/Bedroom



South Unit Living Room



North Unit Living/Bed Room

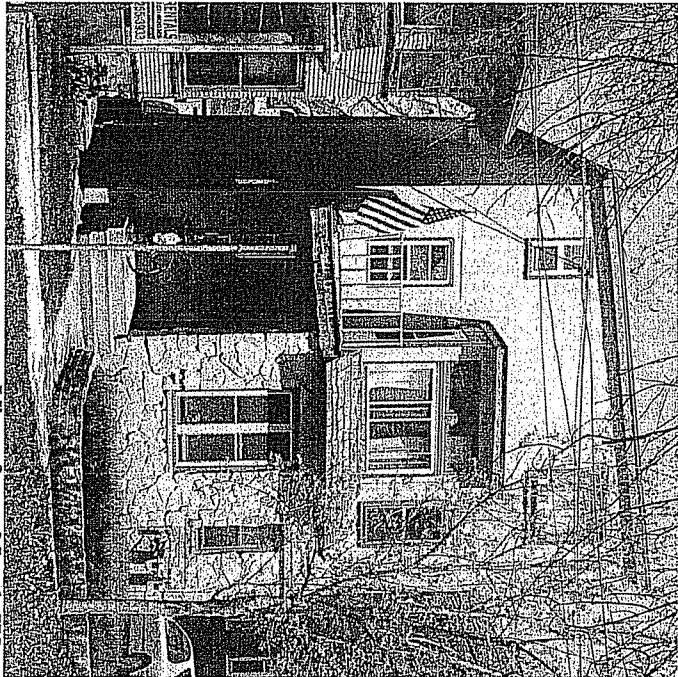


North Unit Kitchen

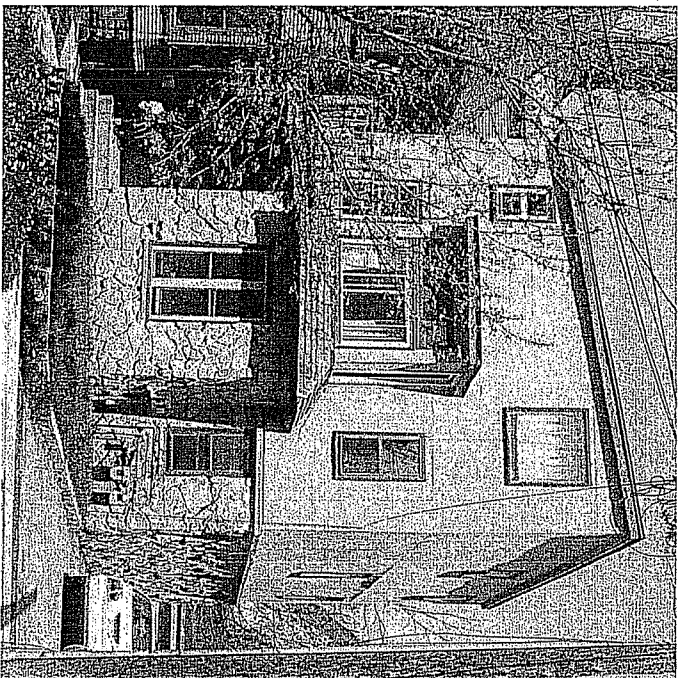


South Unit Bedroom

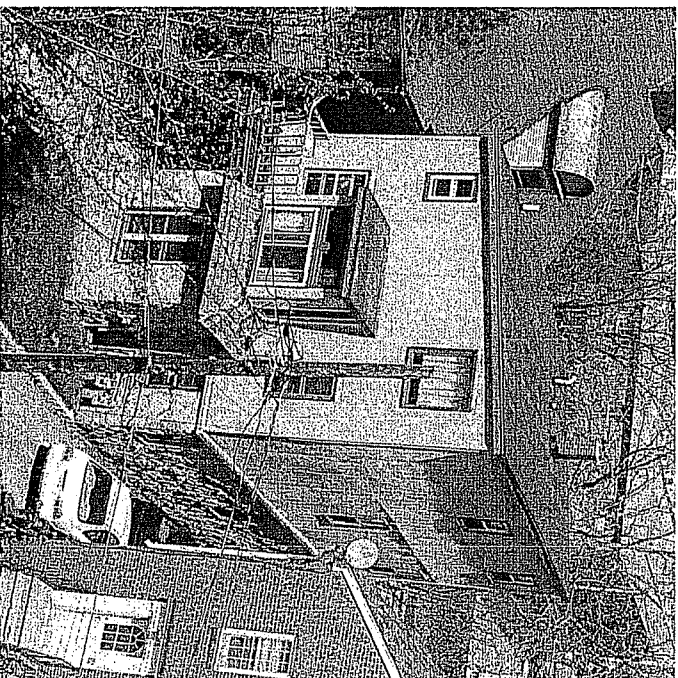
123 North Butler Existing Interior Conditions
May 7, 2007



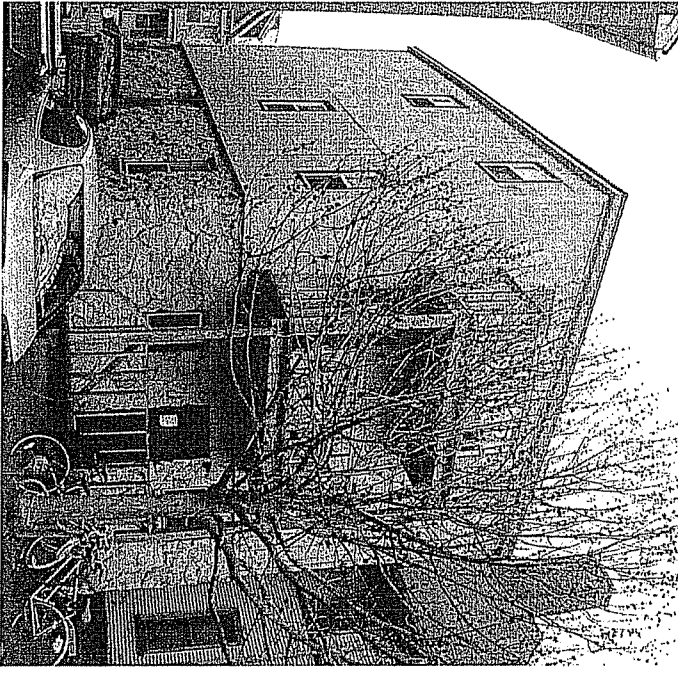
View from North West



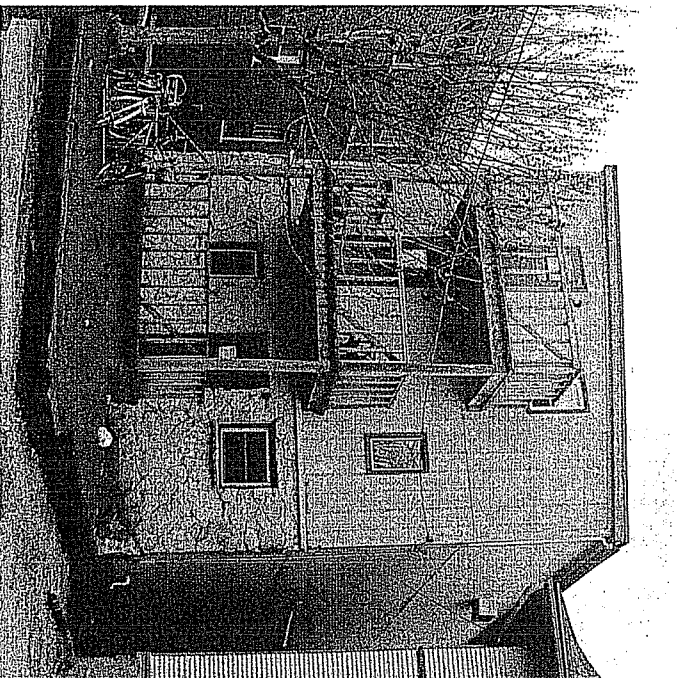
View from South West



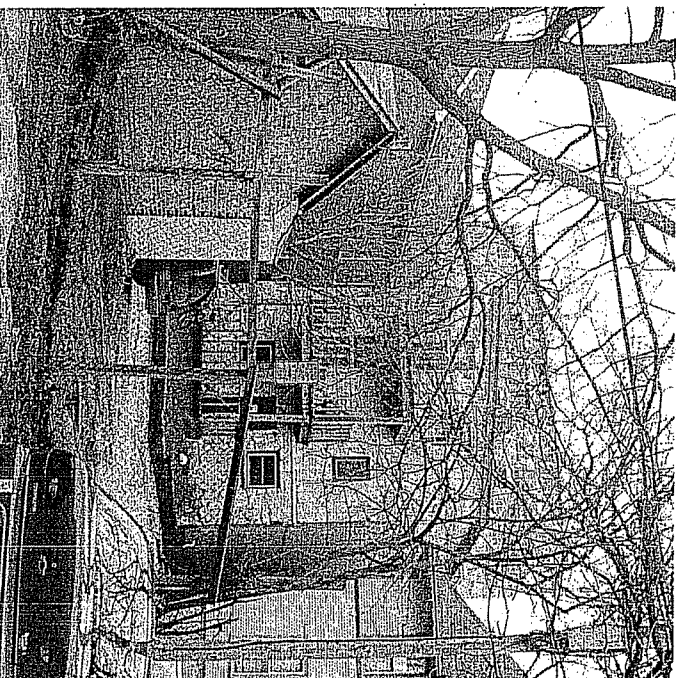
View from South West



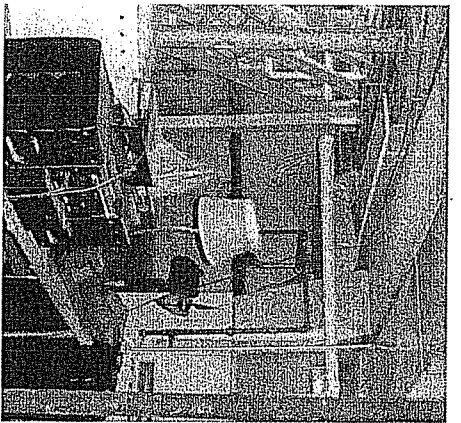
View from North East



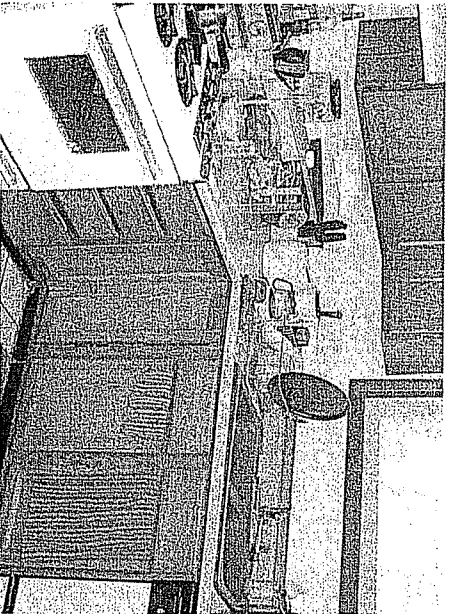
View from South East



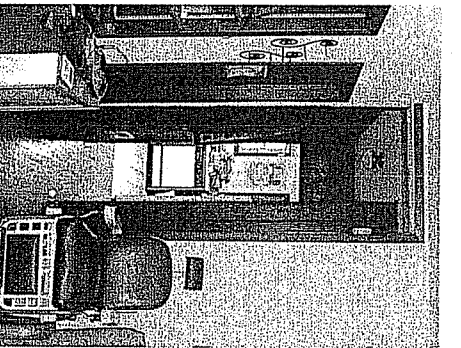
View from South East



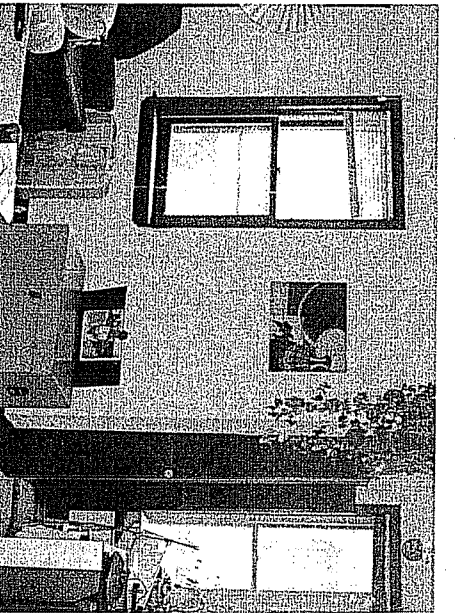
Basement



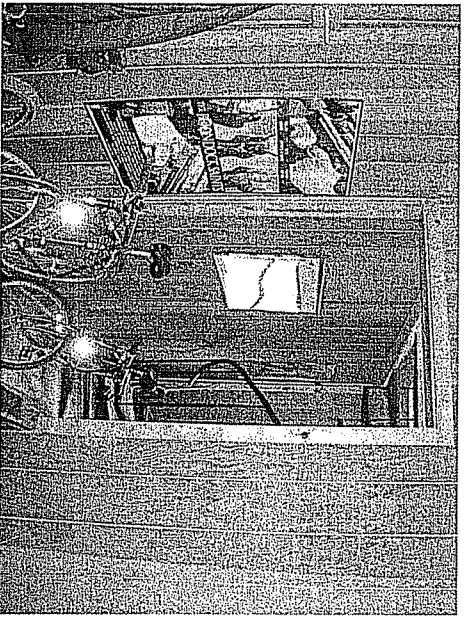
First Floor Kitchen



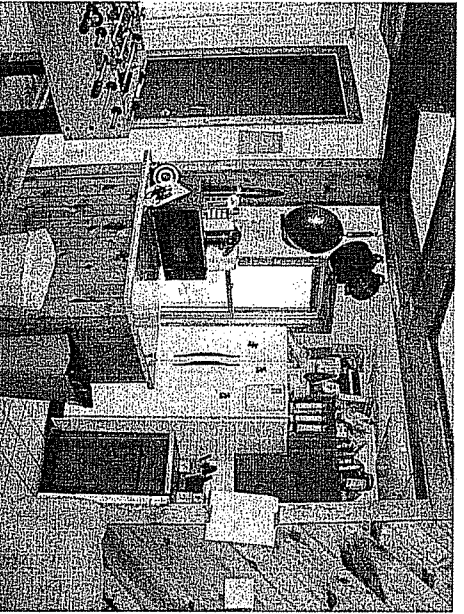
First Floor Hall/LR



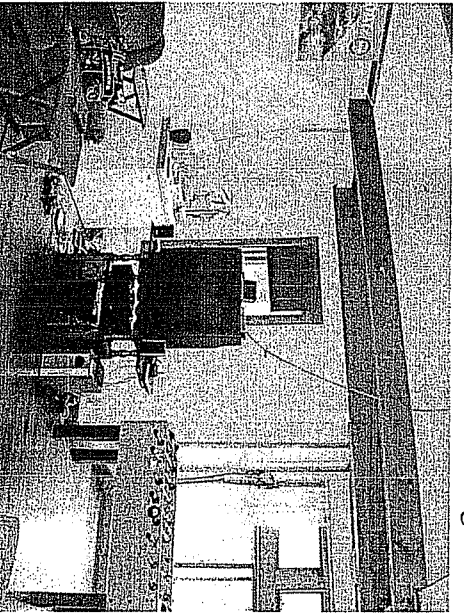
First Floor Living Room



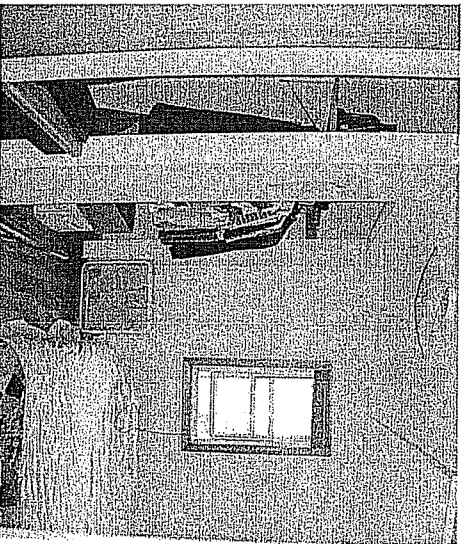
Second Floor Hall



Second Floor Kitchen



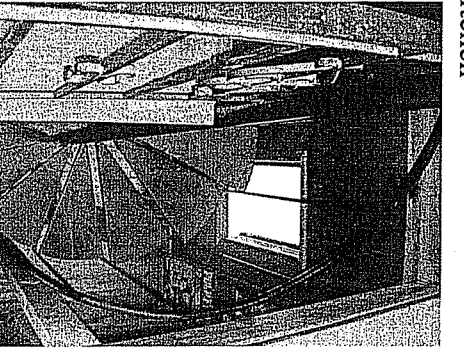
Second Floor Living Room



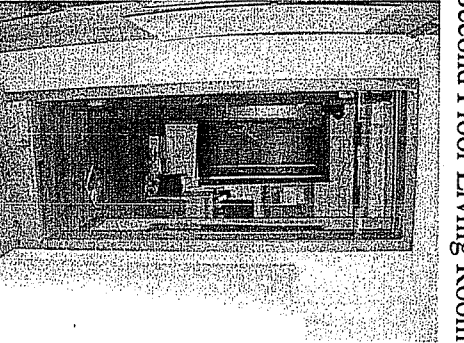
Third Floor Bedroom



Third Floor Hall



Stair Down to 2nd Floor



Second Floor Bedroom

125 North Butler Existing Interior Conditions
May 5, 2007