



City of Madison

Proposed Alteration to Rezoning

Location

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

Applicant

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

From: PUD(SIP) To: PUD(SIP)

Existing Use

Multi-Unit Residential

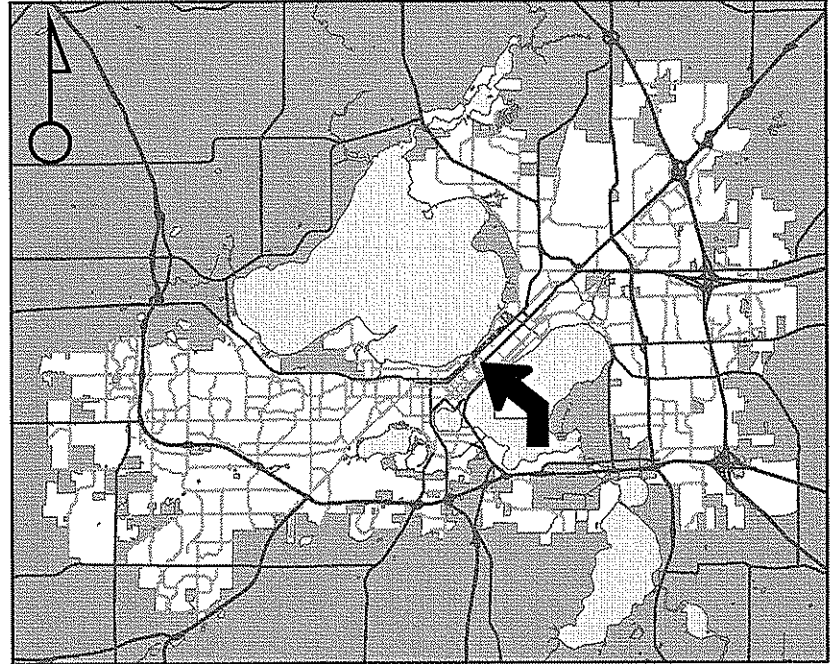
Proposed Use

Alteration to PUD(SIP) to Allow Permits for
Renovations and to Remove the Residence at
119 North Butler Street and Relocate the
Structure to 520-524 East Johnson Street

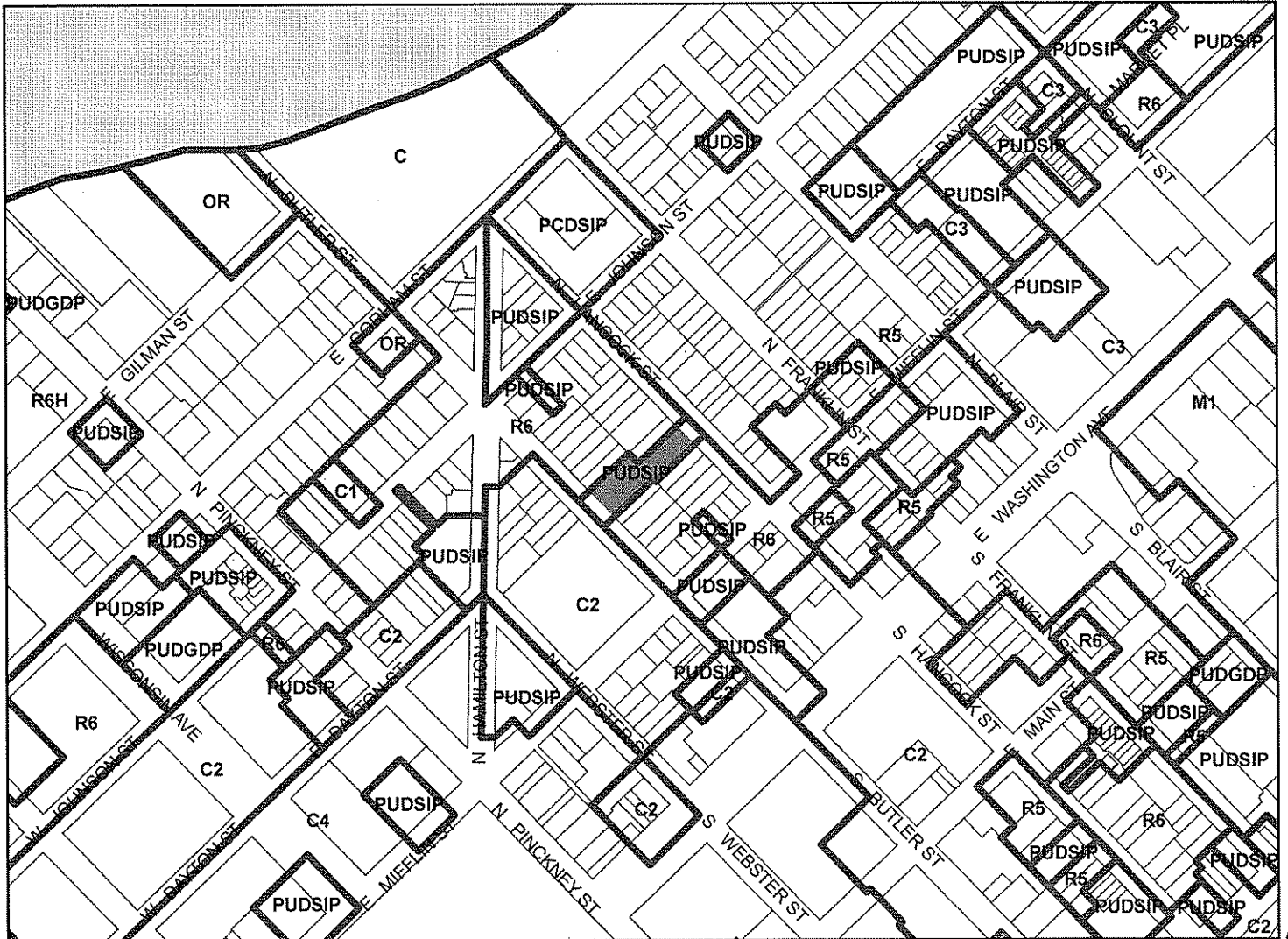
Public Hearing Date

Plan Commission

03 August 2009



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 July 2009

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Firchow, Kevin

From: James McFadden [mcfadden@mailbag.com]
Sent: Friday, July 10, 2009 3:39 AM
To: Firchow, Kevin
Cc: Cliff Fisher; Charles V. Sweeney
Subject: 121 North Butler Minor Alteration
Attachments: 121 N Butler Minor Alt 070809.pdf; ATT00001.htm

Kevin,

Attached is a more complete package of the work expected to commence prior to the construction of the 121 North Butler building.

We anticipate as many as three separate phases.

Phase I will entail the exterior restoration and interior upgrading/remodeling of the existing 119 North Butler structure.

The exterior work will entail a new roof, removal of the added and the restoration of the original siding, replacement of the old windows and doors with new energy efficient ones, rebuilding of the porch, replacement of the existing rear stair and the addition of a new side stair (required per code). The drive between 119 and 123 will be abandoned and planted. In short the exterior will be restored to its original historic condition.

The building was built as a two flat with the ground floor subsequently dived into two units creating a three flat. The ground floor will be restored to a single unit while the attic will be converted into a habitable loft and incorporated into the second floor unit. The building will be weatherized, sound proofed and provided with code complying stairs. New mechanical, electrical and plumbing systems will be installed.

Phase II involves the relocation of the 119 structure to its new location at 520 East Johnson. The site would be subsequently graded and landscaped.

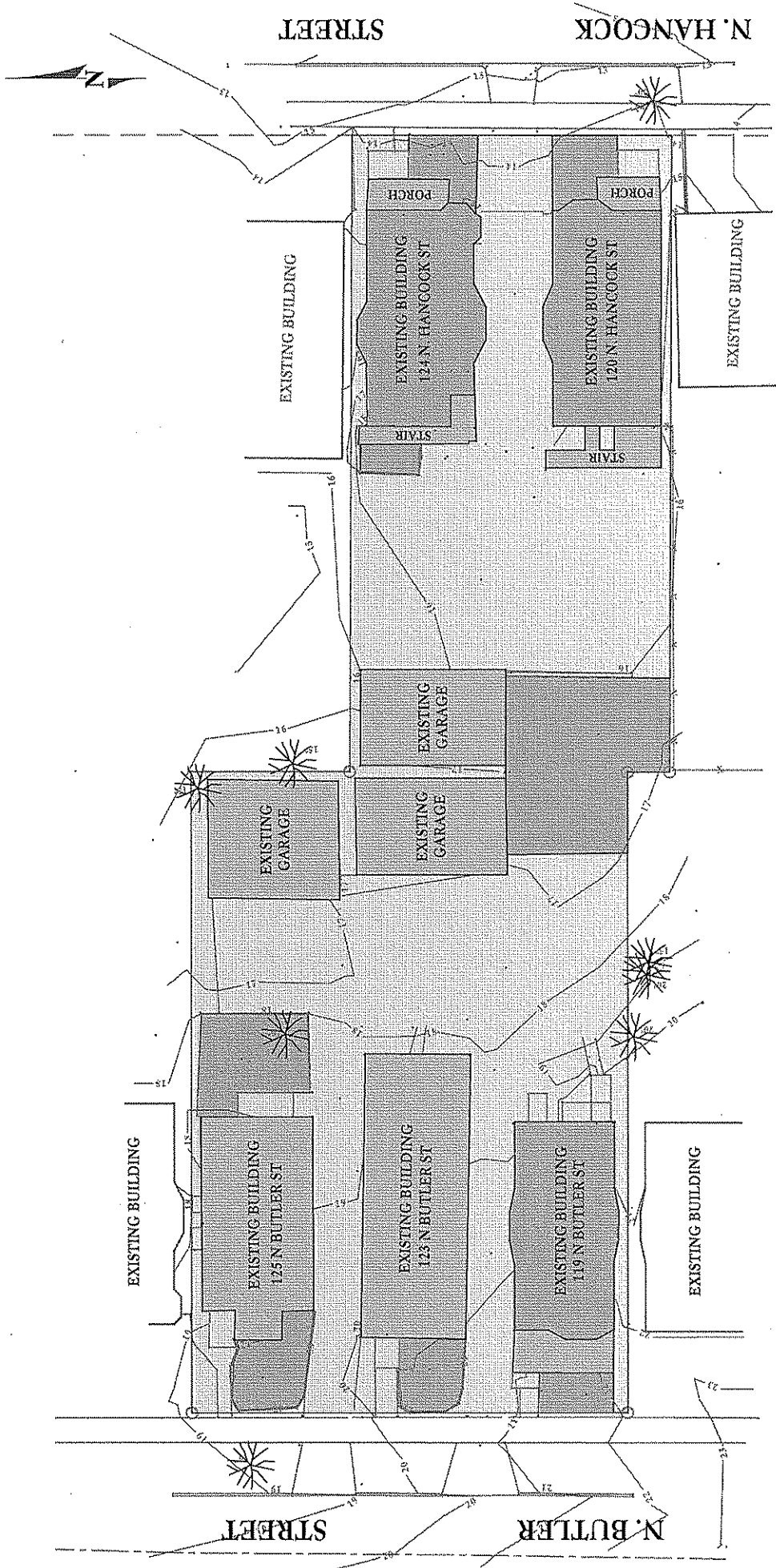
In Phase III the wooden fire escapes/external stairs on the rear or west elevation would be removed and new egress stairs added internally. The exterior work would be confined to the rear and there would be no change to the street or side elevations.

The drawings attached describe the work proposed more fully.

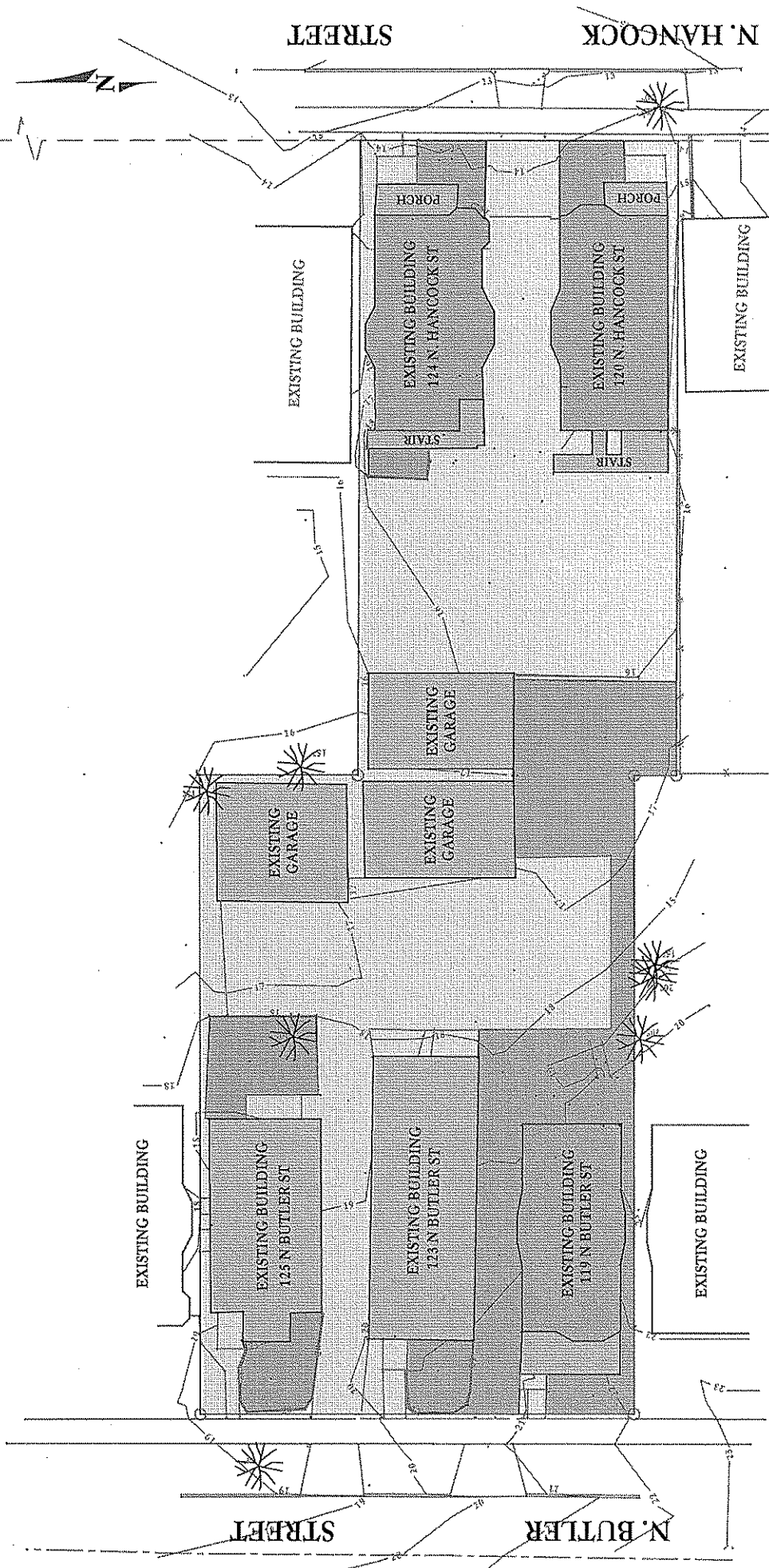
Please let me know what additional information you might need or that you might think that the Plan Commission might find helpful.

Thanks.

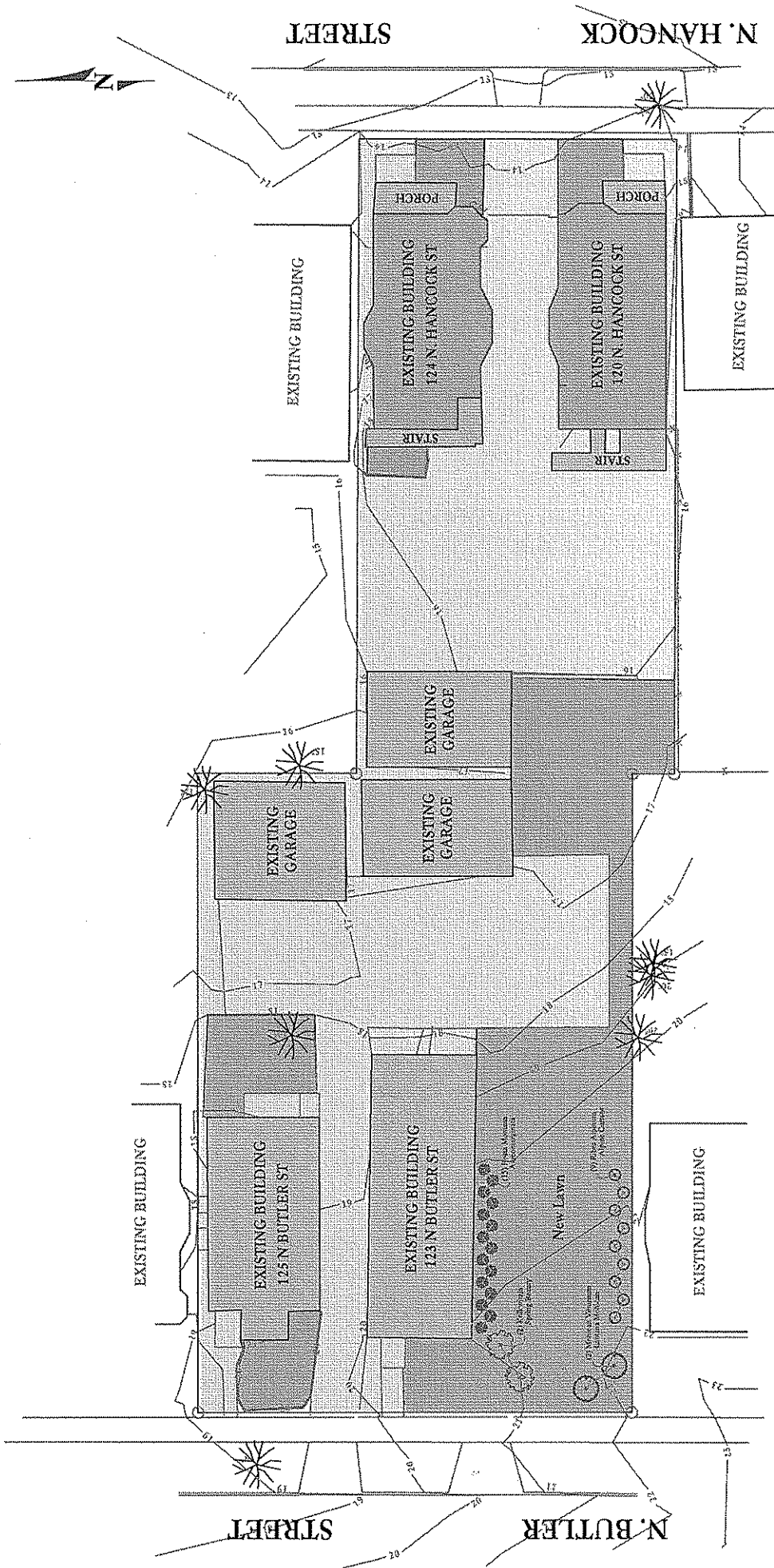
James



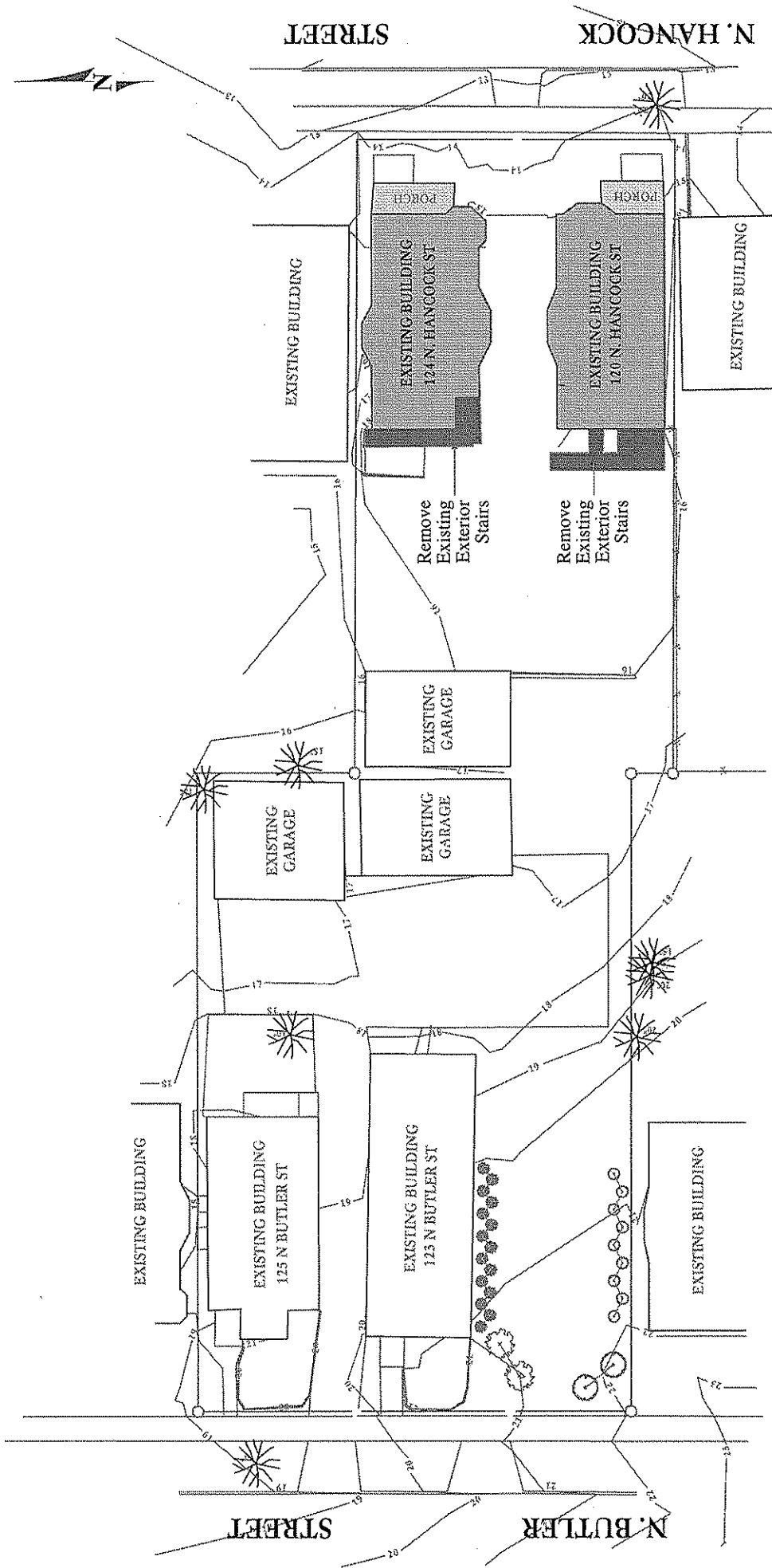
Existing Site Plan @ 1" = 20'
 121 North Butler SIP Minor Alteration
 Madison, Wisconsin
 July 8, 2009



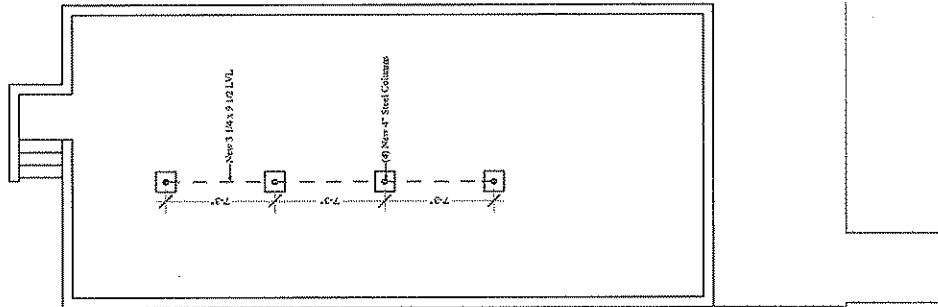
Phase I Site/Landscape Plan @ 1" = 20'
 121 North Butler SIP Minor Alteration
 Madison, Wisconsin
 July 8, 2009



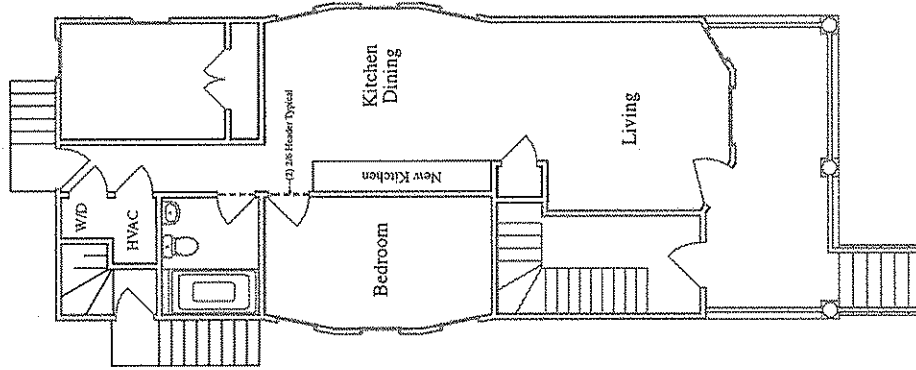
Phase II Site/Landscape Plan @ 1" = 20'
 121 North Butler St Minor Alteration
 Madison, Wisconsin
 July 8, 2009



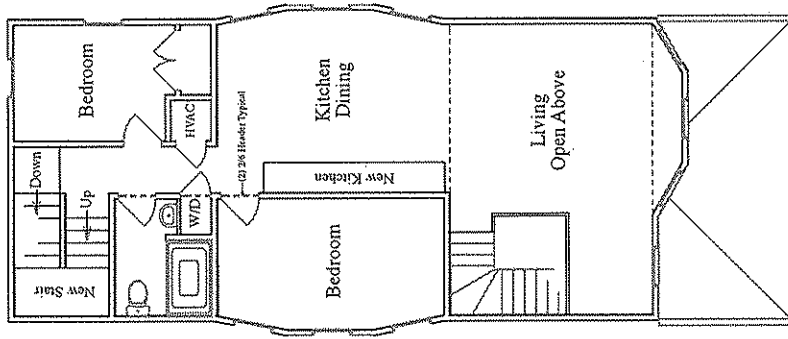
Phase III Site/Landscape Plan @ 1" = 20'
 121 North Butler SIP Minor Alteration
 Madison, Wisconsin
 July 8, 2009



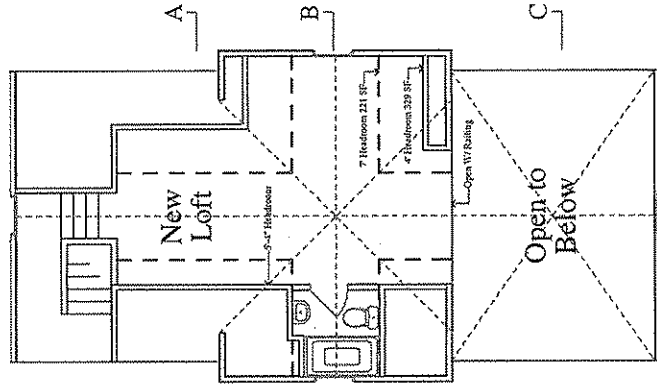
Basement



First Floor



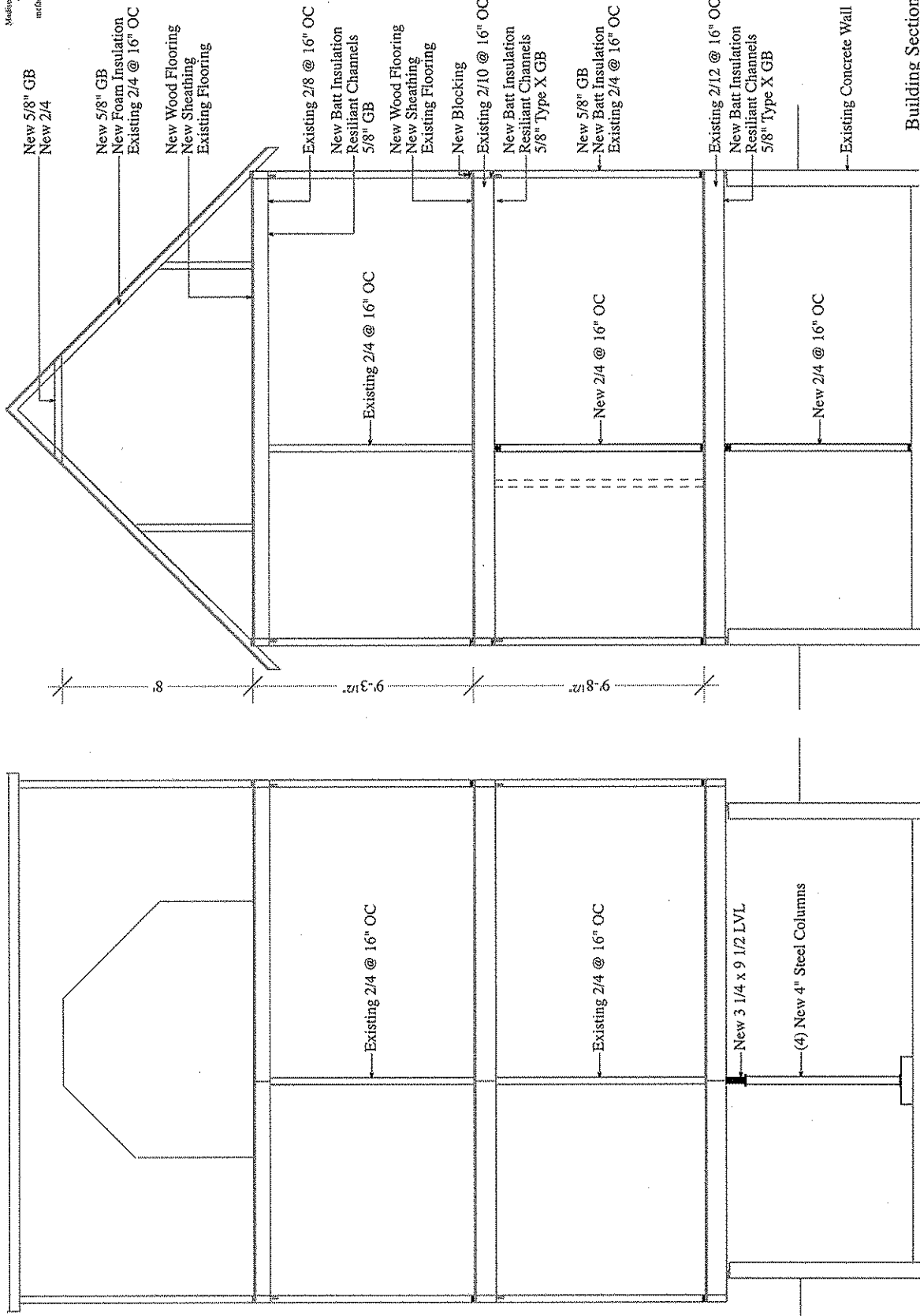
Second Floor



Loft

Proposed Floor Plans @ 1/8" = 1'-0"
 119 North Butler
 Madison, Wisconsin
 July 8, 2009

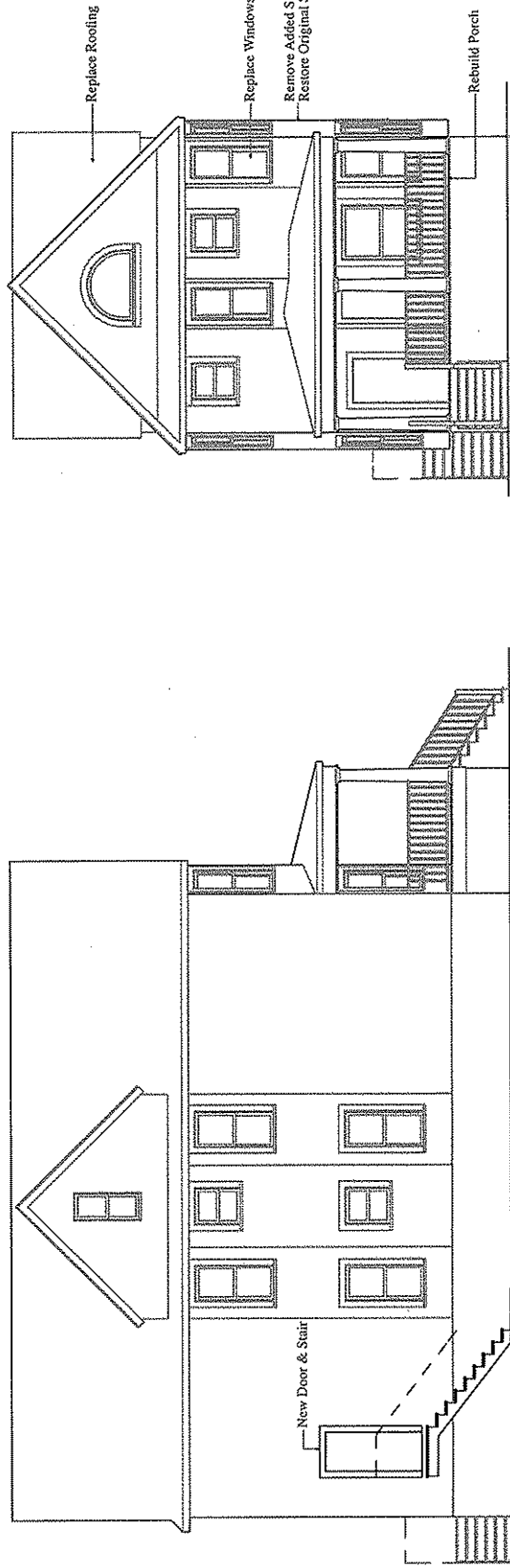




Section A

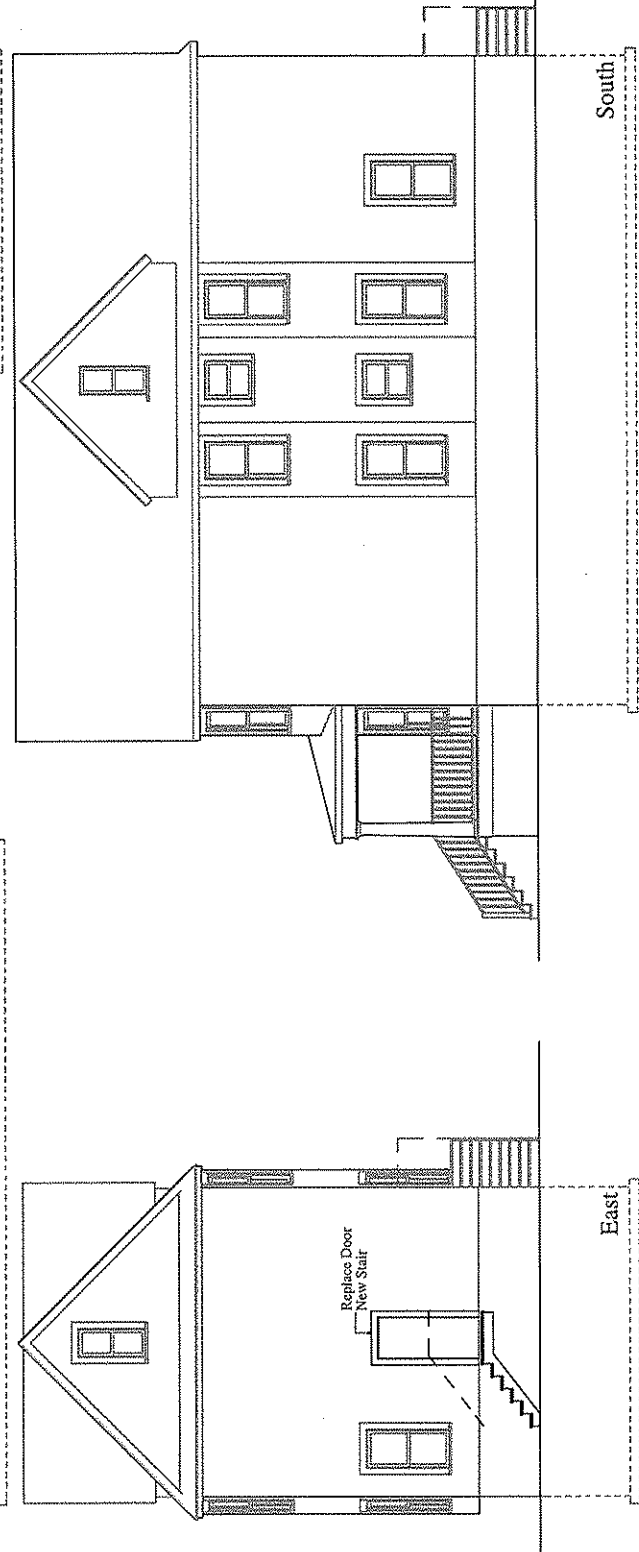
Section B

Building Sections @ 1/4" = 1'-0"
 119 North Butler
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West (Butler Street)

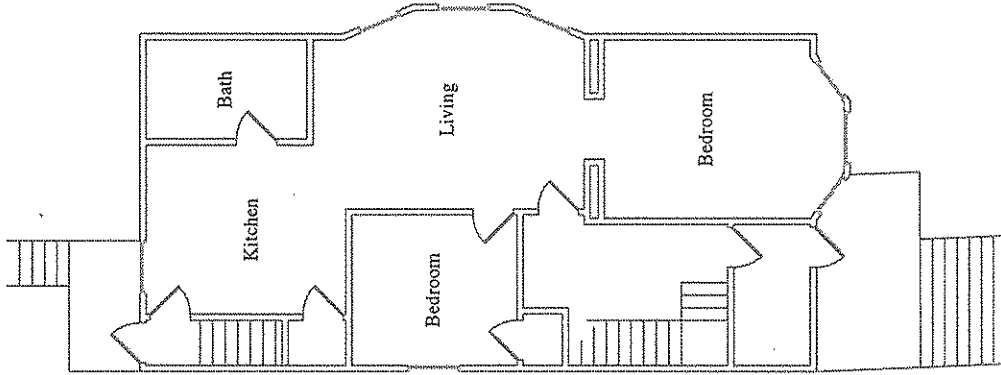
North



South

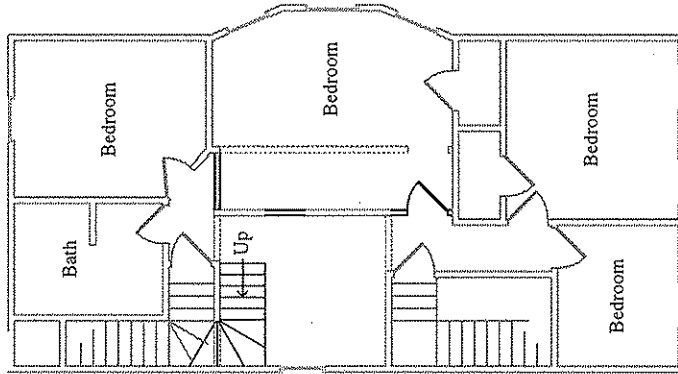
East

Elevations @ 1/8" = 1'-0"
 119 North Butler
 Madison, Wisconsin
 July 8, 2009

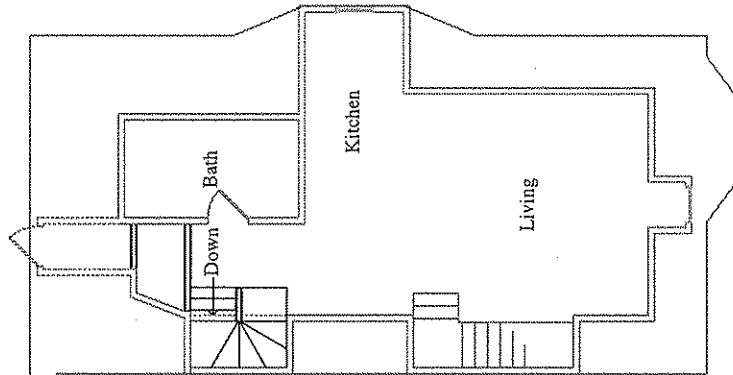


First Floor

Proposed Floor Plans @ 1/8" = 1'-0"
120 North Hancock
Madison, Wisconsin
July 8, 2009



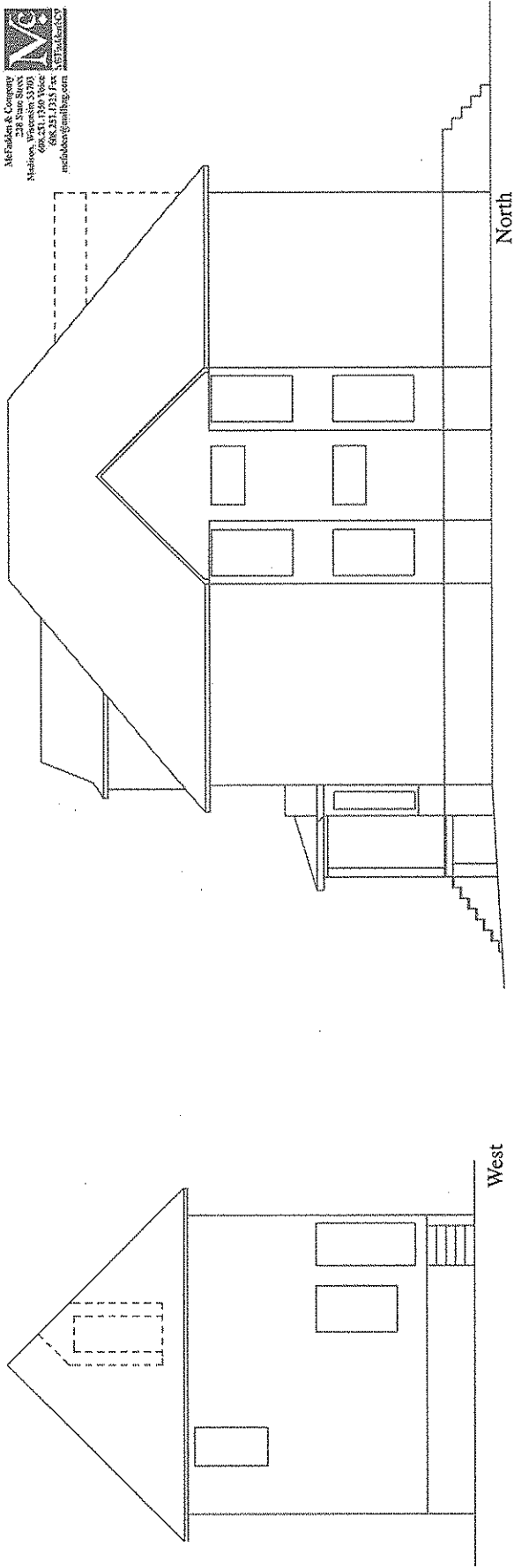
Second Floor



Third Floor

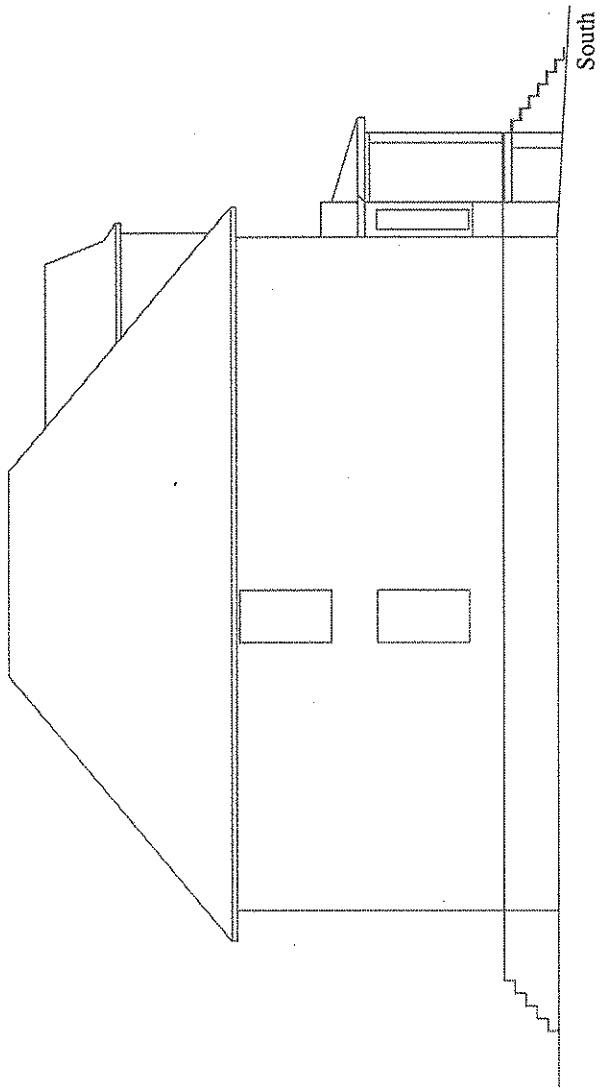


McFadden & Company
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Madison, Wisconsin 53703
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mcfadden@mcfc.com

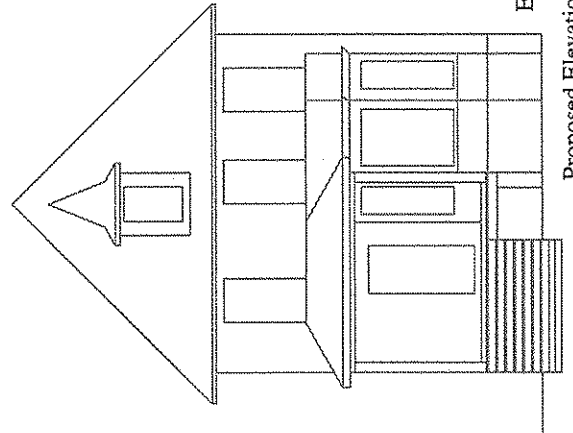


West

North

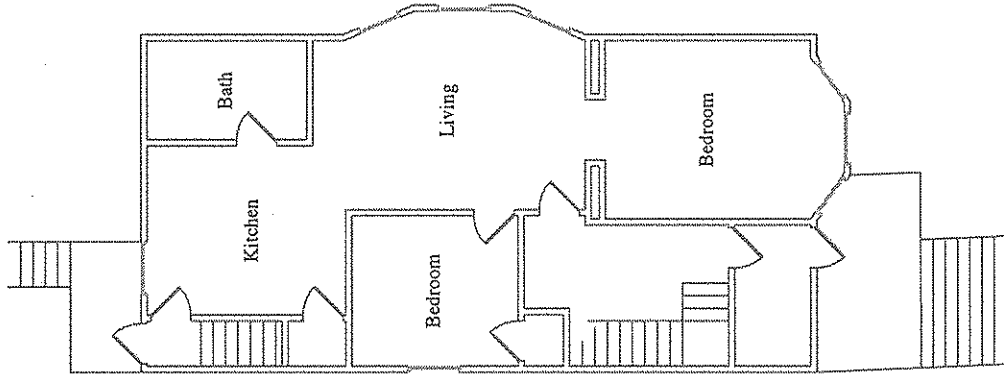


South



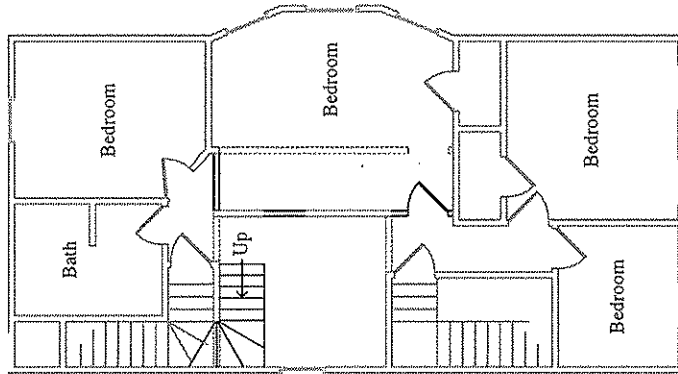
East

Proposed Elevations @ 1/8" = 1'-0"
120 North Hancock
Madison, Wisconsin
July 8, 2009

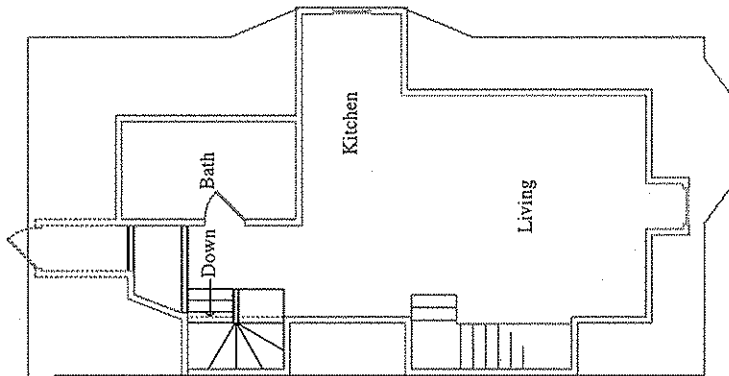


First Floor

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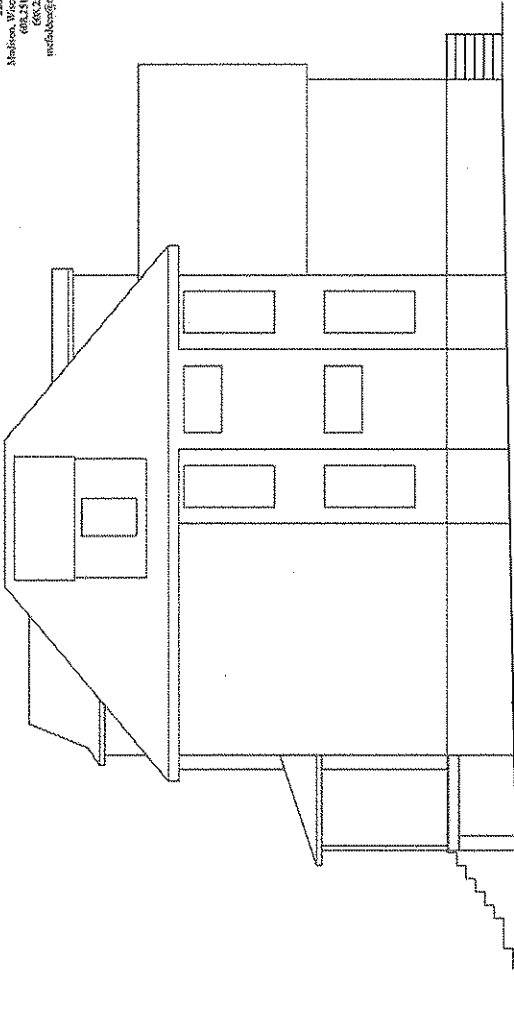


Second Floor

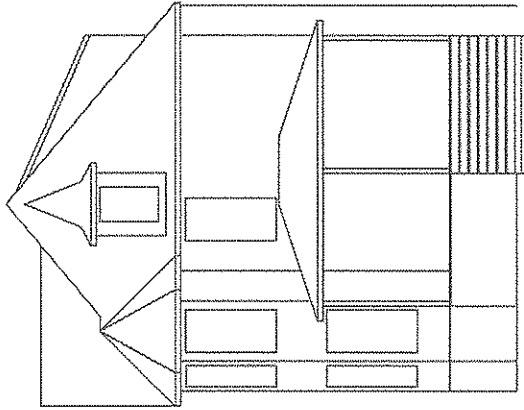


Third Floor

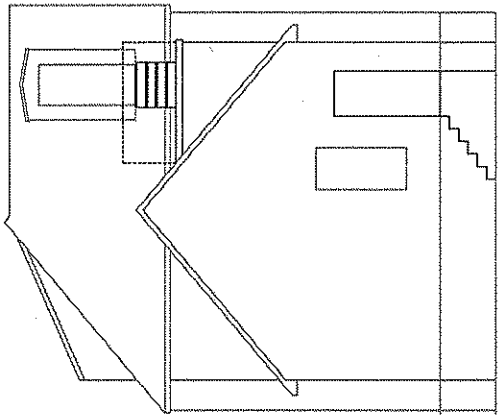
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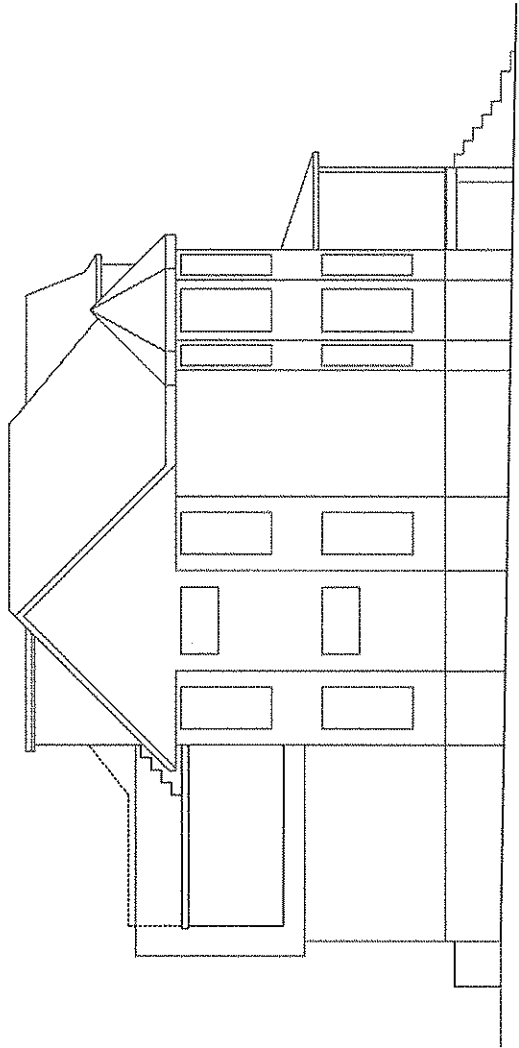
North



East



West



South

Proposed Elevations @ 1/8" = 1'-0"
124 North Hancock
Madison, Wisconsin
July 8, 2009