

URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

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

Date Submitted: <u>February 22 2017</u>	Informational Presentation Initial Approval Final Approval
UDC Meeting Date: <u>March 8, 2017</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

Please complete all sections of the application, including the desired meeting date and the type of action requested.

1. **Project Address:** 119, 123 & 125 North Butler and 120 & 124 North Hancock

Project Title (if any): _____

2. **This is an application for** (Check all that apply to this UDC application):

New Development **Alteration to an Existing or Previously-Approved Development**

A. Project Type:

- Project in an Urban Design District*** (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX)** (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)**
- Planned Development (PD)**
- General Development Plan (GDP)**
- Specific Implementation Plan (SIP)**
- Planned Multi-Use Site or Planned Residential Complex**

B. Signage:

- Comprehensive Design Review*** (public hearing-\$500 fee) **Street Graphics Variance*** (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District** (public hearing-\$300 fee)

Other:

Please specify: Conditional Use

3. Applicant, Agent & Property Owner Information:

Applicant Name: Cliff Fisher
Street Address: 107 N Hancock
Telephone: (608)213-2828 **Fax:** ()

Company: _____
City/State: Madison, WI **Zip:** 53703
Email: cliff.fisher@sbcglobal.net

Project Contact Person: James McFadden
Street Address: 380 W Washington Avenue
Telephone: (608)251-1350 **Fax:** ()

Company: McFadden & Company
City/State: Madison, WI **Zip:** 53703
Email: mcfadden@mailbag.com

Project Owner (if not applicant) : _____

Street Address: _____
Telephone: () **Fax:** ()

City/State: _____ **Zip:** _____
Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on January 29, 2015.

(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Cliff Fisher Relationship to Property Owner
Authorized Signature _____ Date February 22, 2017

Memo

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



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

Date: February 22, 2017

Project: 121 North Butler

Existing Conditions:

The site consists of five contiguous properties from which a new single parcel will be created located on the one hundred block between North Butler and Hancock Streets.

There are two existing buildings on North Hancock at 120 & 124, each with two (2) three-bedroom apartments. These will be retained and restored. The 119 North Butler parcel is now empty. The four flat at 123 and two flat at 125 North Butler will be demolished.

The existing rear yards are currently used for parking (10,230 SF of the site's 20,625 SF area is paved) and contain three functionally obsolete garage structures that will be demolished.

Proposed Improvements:

A new four-story building fronting on Butler Street featuring compact rental dwellings priced and scaled to allow a person with a limited housing budget to live comfortably in a place of their own downtown. This is a segment of the market that is currently severely underserved and that has been largely ignored in other recent Isthmus developments.

When complete there will be a total of forty-eight (48) dwellings. There are four (4) three bedroom apartment in existing Hancock buildings and (10) studio, (22) one, (11) two & one (1) three bedroom apartments in the proposed Butler Street building. This yields a residential point value of 1.39.

There will enclosed parking for 19 cars and 60 bikes under the building and for 4 cars and 12 bikes on grade. Taking advantage of topography that slopes down eight feet from southwest to northeast, the garage will be built into the grade with access from Butler Street egress via the existing drive between 120 and 124 North Hancock.

There will be two at grade accessible entries. A formal entry will be centered on the building's 60-foot wide Butler street face and a second more functionally oriented access will be provided mid building to the south off the entry drive. The second of these will have parking for visitor's bikes and will allow servicing of the enclosed ground floor trash room.

The new building is in the style of the inter war apartment buildings found interspersed on mixed scale blocks around the downtown's core area. It will be faced with red modular brick. Each dwelling will have its own balcony.

The intent is to keep site work to a minimum. There will be some grading at the entries but otherwise the existing slope will be largely retained. Surface parking will be limited to the four stalls intended for the four Hancock Street dwellings. The site's paved area will be reduced from 10,230 SF to 4,940 SF and on grade usable open space will correspondingly increase from 1,510 SF to 3,180 SF.

Recent Revisions:

The building has been reduced in length from 118 to 113 feet increasing the rear yard setback to 76'-10" (minimum 60' required). The number of units have been decreased from (56) to (48) and the mix changed to yield a residential point value of 1.39 (minimum 1.25 required). The sidewall balconies have been recessed eight inches. The building was flipped and slid 10' to the north to allow a new entry drive from Butler Street.

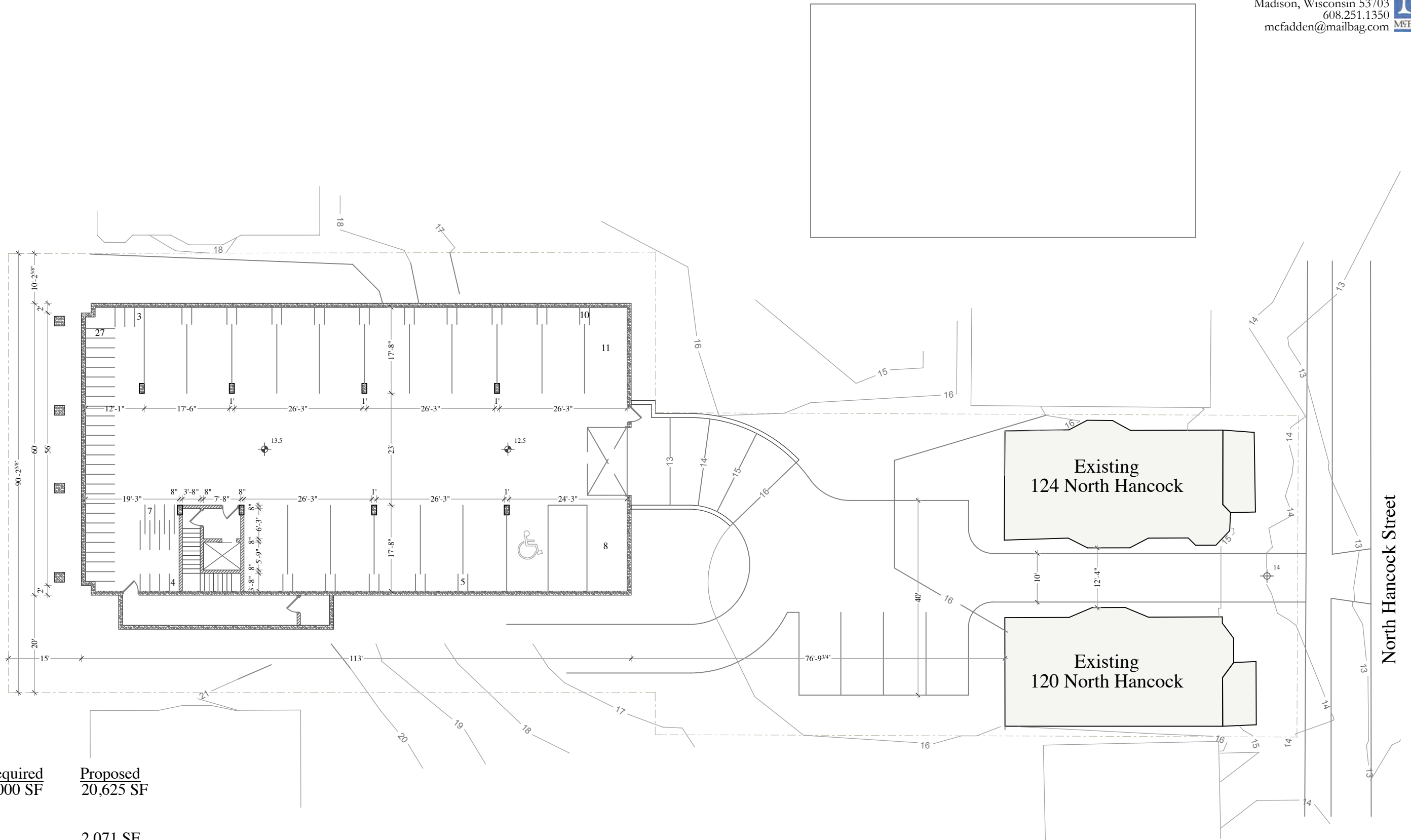






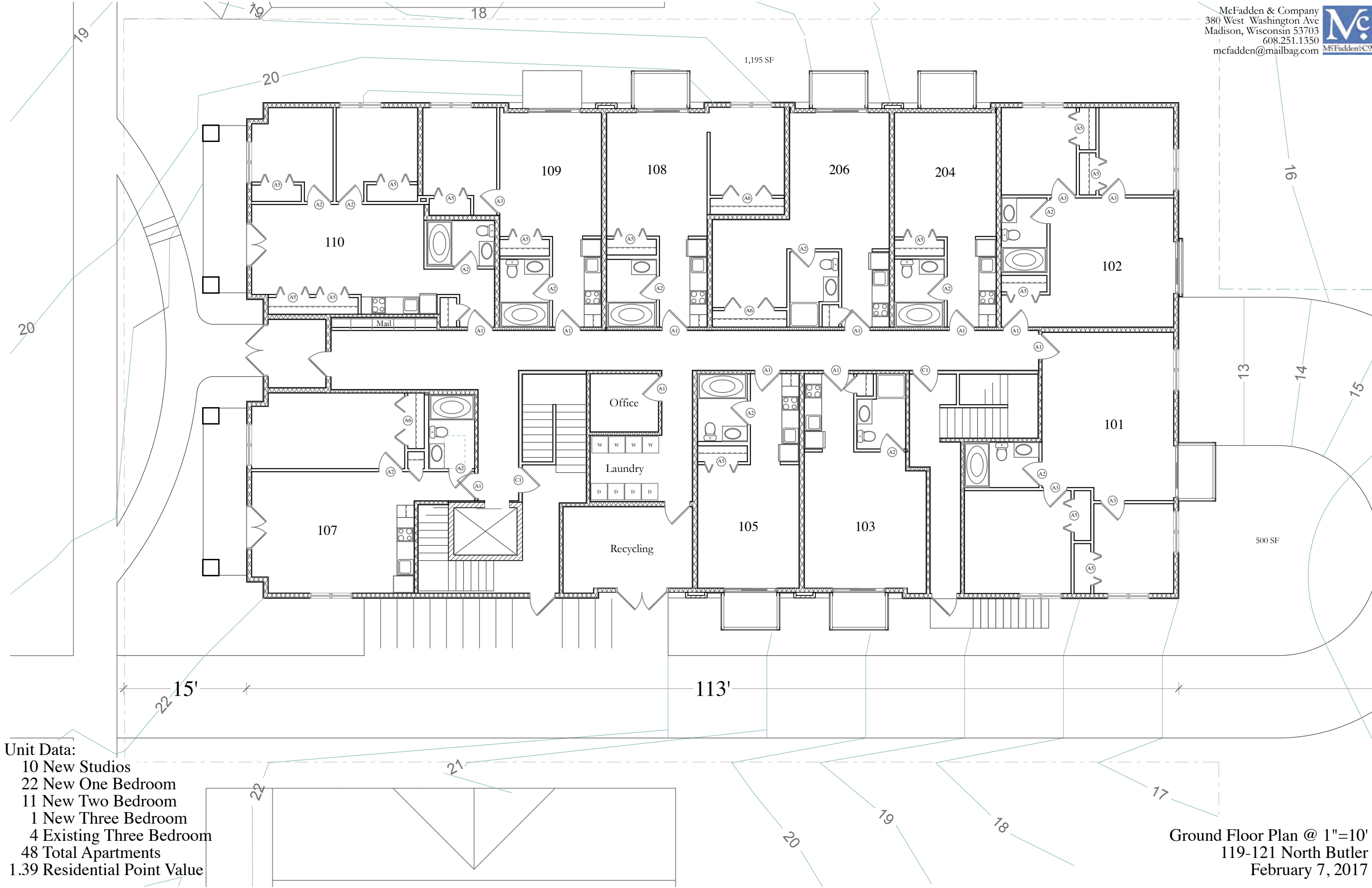
View from Site Directly Across Butler Street
February 20, 2017

Auto Parking
 19 Enclosed
 4 Surface
 23 Total
 Bike Storage
 56 Enclosed
 12 Surface
 68 Total

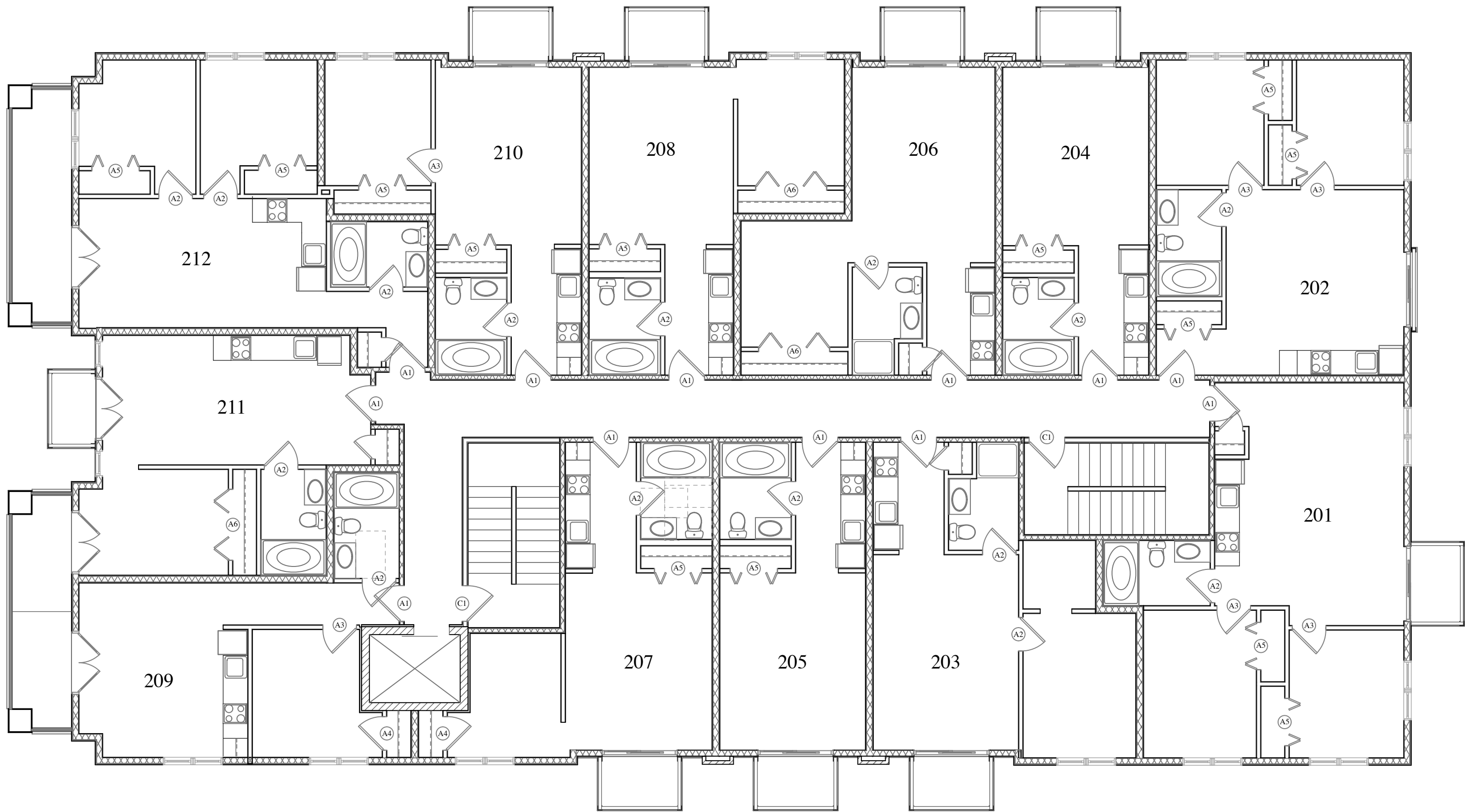


Project Data:

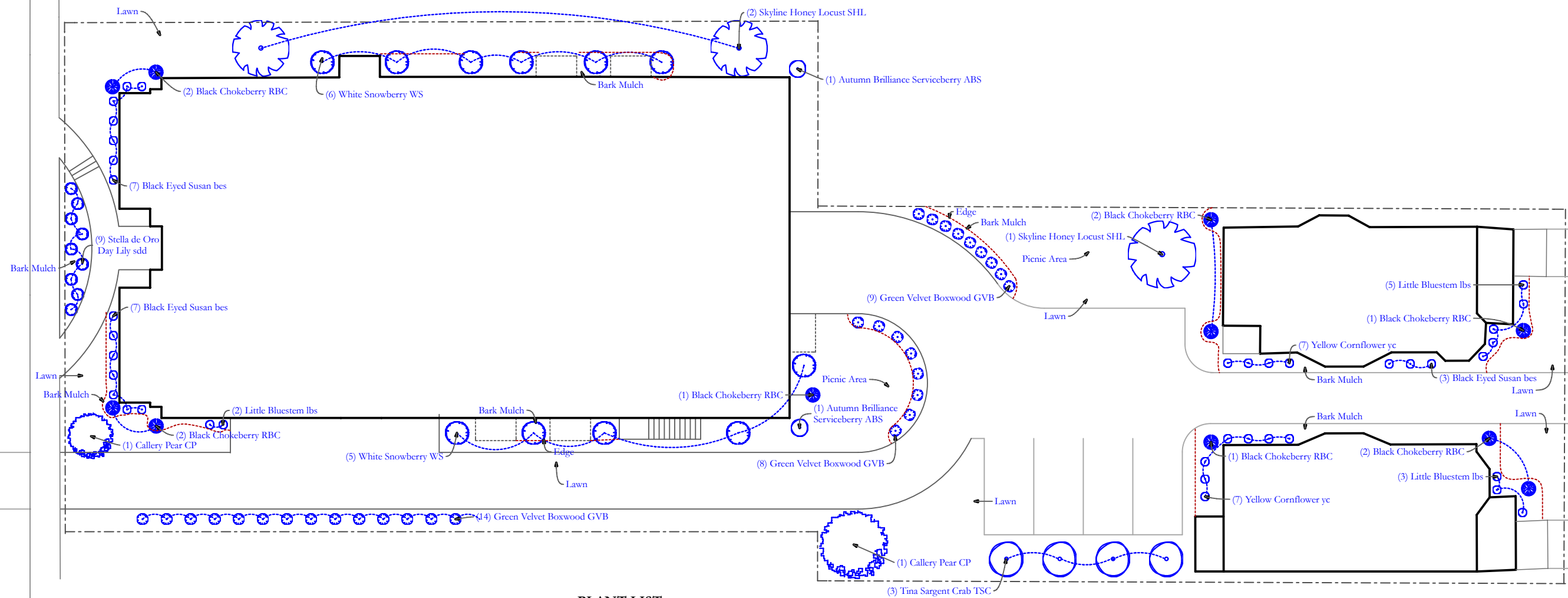
	Required	Proposed
Site Area Coverage	3,000 SF	20,625 SF
Buildings		
Existing		2,071 SF
New		6,746 SF
Drives & Parking Walks		4,700 SF
Coverage	75% Max	67%
Front Yard	15'	15'
Side Yard	5'	10'-2" North & 20'-0" South
Rear Yard	60'	76'-9 3/4"
Width	60' Max	60'
Max Height	4 Stories	4 Stories
Open Space	2,800 SF	5,400 SF (3,180 Ground + 2,220 Balcony)



- Unit Data:**
- 10 New Studios
 - 22 New One Bedroom
 - 11 New Two Bedroom
 - 1 New Three Bedroom
 - 4 Existing Three Bedroom
 - 48 Total Apartments
 - 1.39 Residential Point Value







PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
Canopy Trees				
SHL	3	2 1/2"	Skyline Honey Locust	BB
Low Ornamental Trees				
CP	3	2"	Callery Pear	BB
TSC	4	2"	Tina Sargent Crab	BB
Deciduous Shrubs				
ABS	2	5'	Autumn Brilliance Serviceberry	BB
RBC	12	24"	Black Chokeberry	Pot
WS	11	24"	White Snowberry	Pot
Evergreen Shrubs				
GVB	33	18"	Green Velvet Boxwoods	BB
Perennials				
bes	21	1 G	Black Eyed Susan	Con
lbs	8	1 G	Little Bluestem	Con
sdd	9	1 G	Stella de Oro Day Lily	Con
yc	11	1 G	Yellow Coneflower	Con

LANDSCAPE WORKSHEET

Zoning Classification:

Landscape Points Required

Developed Area = 3,684 SF
 Landscape Points: 3,684/300 x 5 = **61 points**

Total Landscape Points Required 61 points

Landscape Points Supplied

Existing canopy trees - 0 @ 35 = 0 points
 Proposed canopy trees - 3 @ 35 = 105 points
 Existing evergreen trees - 0 @ 35 = 0 points
 Proposed evergreen trees - 0 @ 35 = 0 points
 Existing ornamental trees - 0 @ 15 = 0 points
 Proposed ornamental trees - 7 @ 15 = 105 points
 Existing upright evergreen shrubs - 0 @ 10 = 0 points
 Proposed upright evergreen shrubs - 0 @ 10 = 0 points
 Existing deciduous shrubs - 0 @ 3 = 0 points
 Proposed deciduous shrubs - 25 @ 3 = 75 points
 Existing evergreen shrubs - 0 @ 4 = 0 points
 Proposed evergreen shrubs - 33 @ 4 = 132 points
 Existing perennials & grasses 0 @ 2 = 0 points
 Proposed perennials & grasses 49 @ 2 = 98 points

Total landscape points supplied = 515 points

NOTES:

- 1) Designated lawn areas to be fine graded, fertilized, and sodded with locally grown, premium bluegrass mix sod.
- 2) Designated planting beds to be separated from lawn area by a 5" black vinyl edge.
- 3) Planting beds to receive shredded hardwood bark mulch spread to a depth of 3".
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- 5) Owner will be responsible for landscape maintenance after completion and acceptance of the project.



Looking East

Looking West



Looking North



Looking South







Existing & Proposed Street Elevations
119-121 North Butler
September 20, 2016