

Butler Street Apartments

117 - 125 N. Butler Street, Madison, WI 53703

Land Use Submittal

CaS₄
architecture, llc

4414 Regent Street, Suite 102
Madison, WI 53705
ph 608-709-1250

Civil	Landscape	Architectural
Burse Surveying & Engineering, Inc. 2801 International Lane, Ste. 101 Madison, WI 53704	Saiki Design, Inc. 1110 S. Park Street Madison, WI 53715	CaS. Architecture, LLC 4414 Regent Street, Ste. 102 Madison, WI 53705
ph 608-250-9263	ph 608-251-3600	ph 608-709-1250
C-001 Civil Details C-100 Existing Conditions C-200 Demolition Plan C-300 Site Plan C-500 Grading Plan C-600 Utility Plan C-700 Fire Access Plan	L100 Landscape Plan L200 Green Roof Plan	G001 Title Sheet A100 Lower Level Plan A101 First Floor Plan A102 Second & Third Floor Plan A103 Forth Floor Plan A104 Roof Level Plan A200 Exterior Elevations A201 Exterior Elevations A202 Exterior Colored 3D Views E100 Exterior Lighting Plan - Level 1 / Grade E101 Exterior Lighting Plan - Levels 2-4 E102 Exterior Lighting Plan - Roof Level E200 Exterior Photometrics Plan - Level 1 / Grade E201 Exterior Photometrics Plan - Levels 2-4 E202 Exterior Photometrics Plan - Roof Level
EX-1 Lot Coverage Exhibit EX-2 Usable Open Space Exhibit		

Butler Street Apartments

117-125 North Butler Street
Madison, WI 53703

Project #: 21005.00

Land Use Submittal

Issued for:

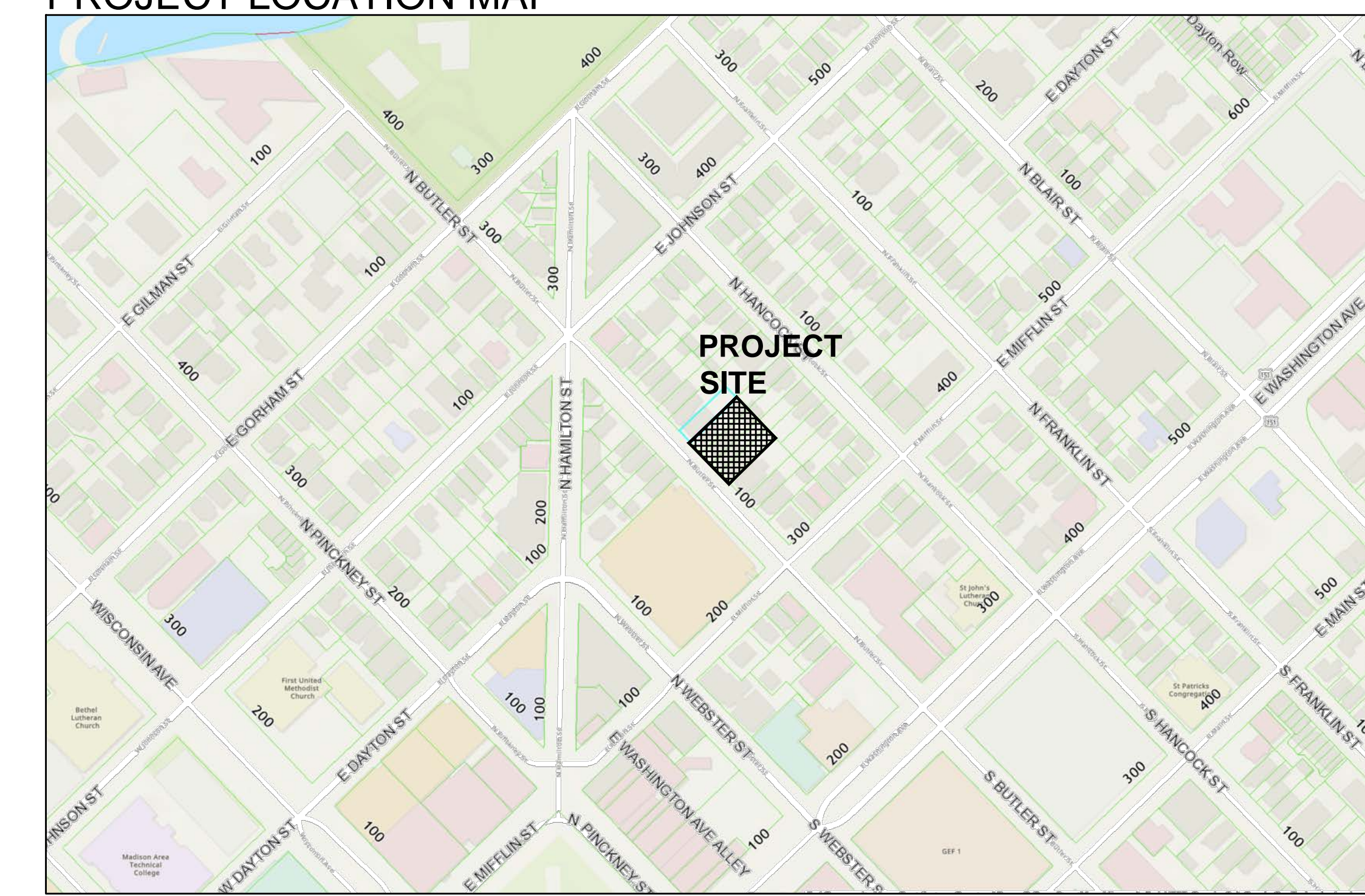
No.	Description	Date
1	Land Use Submittal	8-22-2022

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

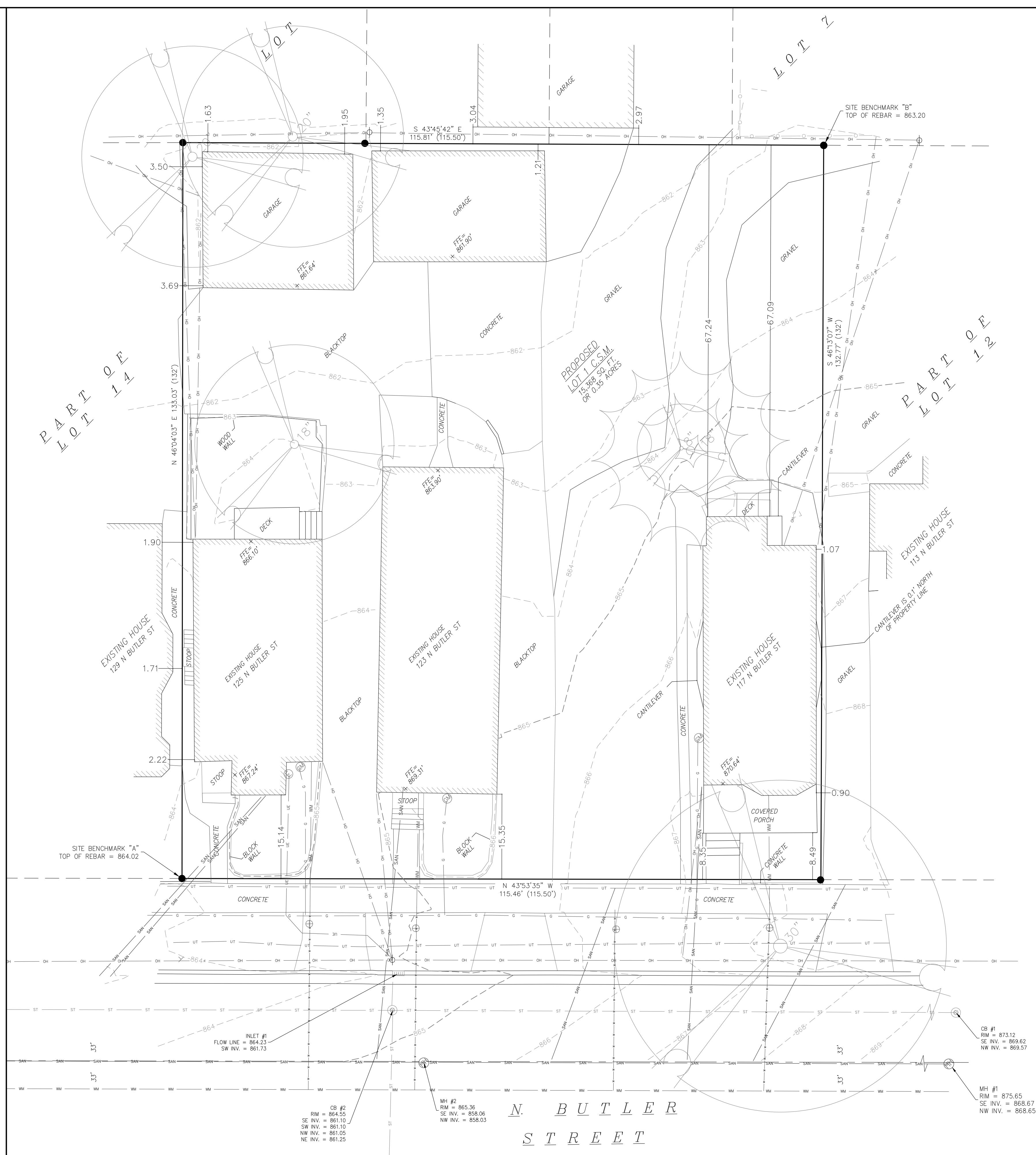
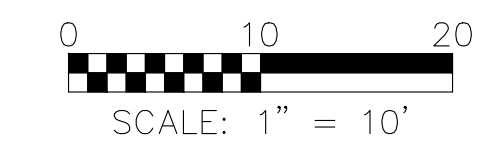
Title Sheet

G001

PROJECT LOCATION MAP



Project Name: Butler Street Apartments
Project #: 21005.00
/Volumes/01/Project/Folders/21005.00 - Butler St. Development/02 Drawings/21005_G001_LU_Ap.dwg



Description:
Being all of Lot 13 and part of Lots 12 and 14, all in Block 111, Plat of Madison, recorded in the Dane County Register of Deeds in Volume A, Page 3. Located in part of the SW 1/4 and NW 1/4 of the SW 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin.

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
2. WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
3. ELEVATIONS ARE REFERENCED TO NAVD 88 (2012 DATUM) SITE BENCHMARK "A" IS THE TOP OF REBAR LOCATED AT THE WESTERN MOST POINT OF SUBJECT PROPERTY. TOP OF REBAR = 864.02 FT. SITE BENCHMARK "B" IS THE TOP OF REBAR LOCATED AT THE EASTERN MOST POINT OF SUBJECT PROPERTY. TOP OF REBAR = 863.20 FT.
4. ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SNOW OR OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGER'S HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. DIGGER'S HOTLINE NO. 1-800-242-8511.

DIGGER'S HOTLINE TICKET NO.'S
2022-1620652 (117 N. BUTLER STREET)
2022-1620643 (119 N. BUTLER STREET)
2022-1620634 (123 N. BUTLER STREET)
2022-1620621 (125 N. BUTLER STREET)

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MADISON, WI 53704
REESE FISCHER
137 N. FRANKLIN STREET, APT. 2
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REVISION DATES:

ISSUE DATES:
LAND USE SUB. 8/22/2022

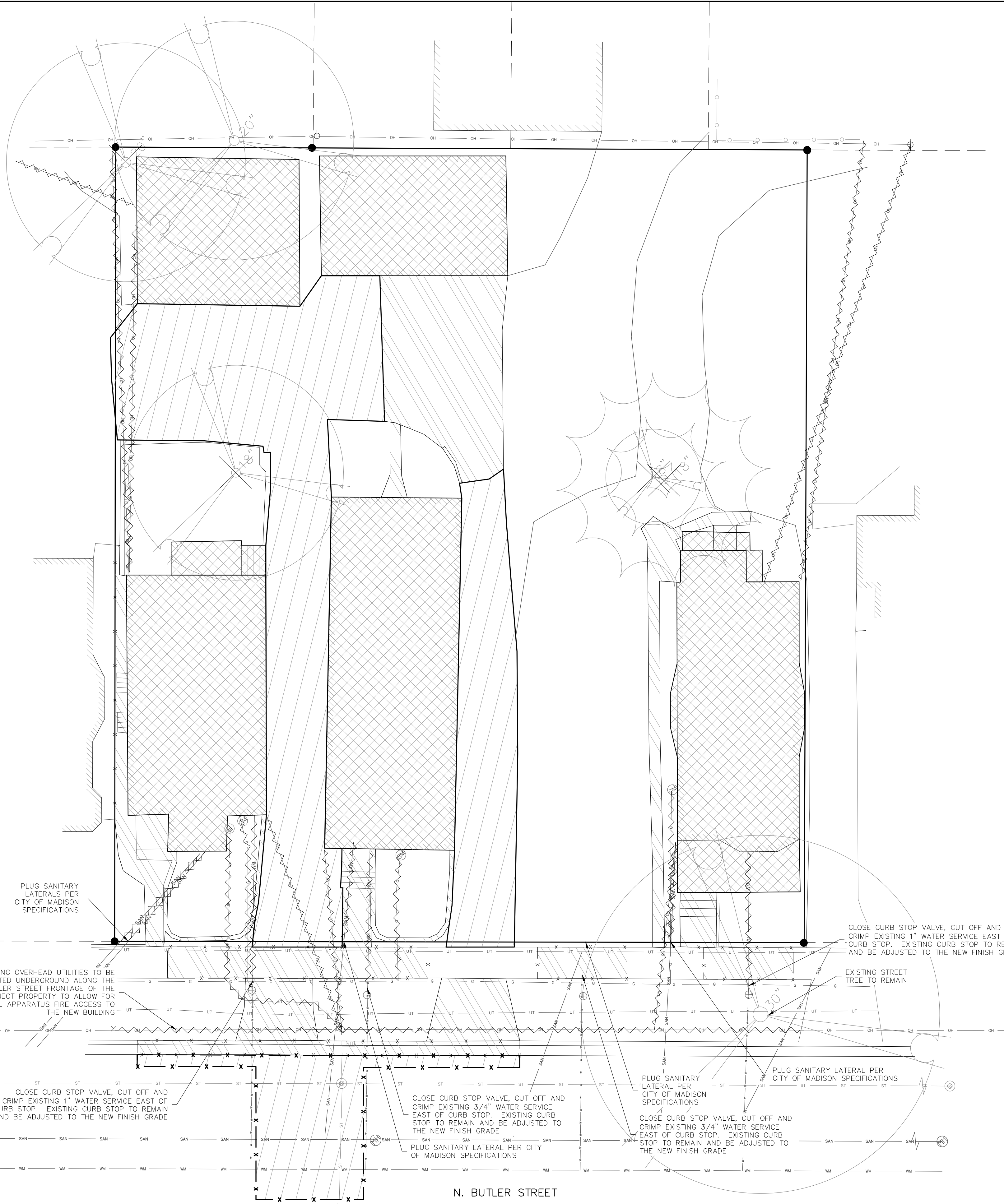
EXISTING CONDITIONS

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C-100





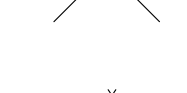

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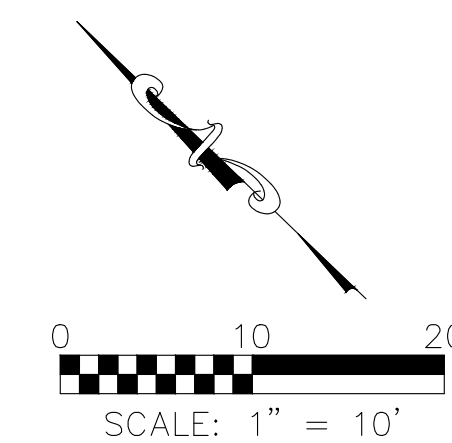
NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, PLUGGING AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FOR ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. SAWCUTTING SHALL BE FULL-DEPTH FOR THE ENTIRE LENGTH OF THE CUT AND SHALL RESULT IN A CLEAN, VERTICAL EDGE. REFERENCE CITY OF MADISON SPECIFICATION 203.2(b).
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
13. CAP/PLUG ALL UNUSED EXISTING LATERALS PER CITY OF MADISON REQUIREMENTS.
14. DEMOLITION OF BUILDINGS AND STRUCTURES SHALL INCLUDE THE REMOVAL OF ALL FOUNDATIONS AND SUBSURFACE STRUCTURES.
15. SIDEWALK AND APRON DEMOLITION SHALL BE REMOVED TO THE NEAREST PRACTICABLE JOINT TO THE CONSTRUCTION LIMITS. SAWCUTTING OF THE JOINT SHALL BE PERFORMED TO THE FULL DEPTH PRIOR TO REMOVAL.
16. EXISTING TREES WITHIN THE CITY OF MADISON RIGHT-OF-WAY SHALL BE PROTECTED PER THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

LEGEND

-  ASPHALT REMOVAL
-  CONCRETE REMOVAL
-  BUILDING REMOVAL
-  UTILITY REMOVAL
-  TREE REMOVAL
-  SAWCUT

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APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DPH	DRH	PDF	MLB

BUTLER STREET APARTMENTS
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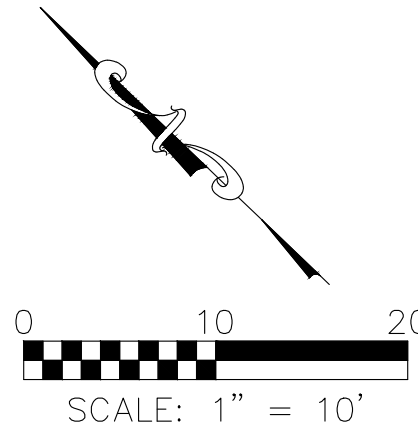
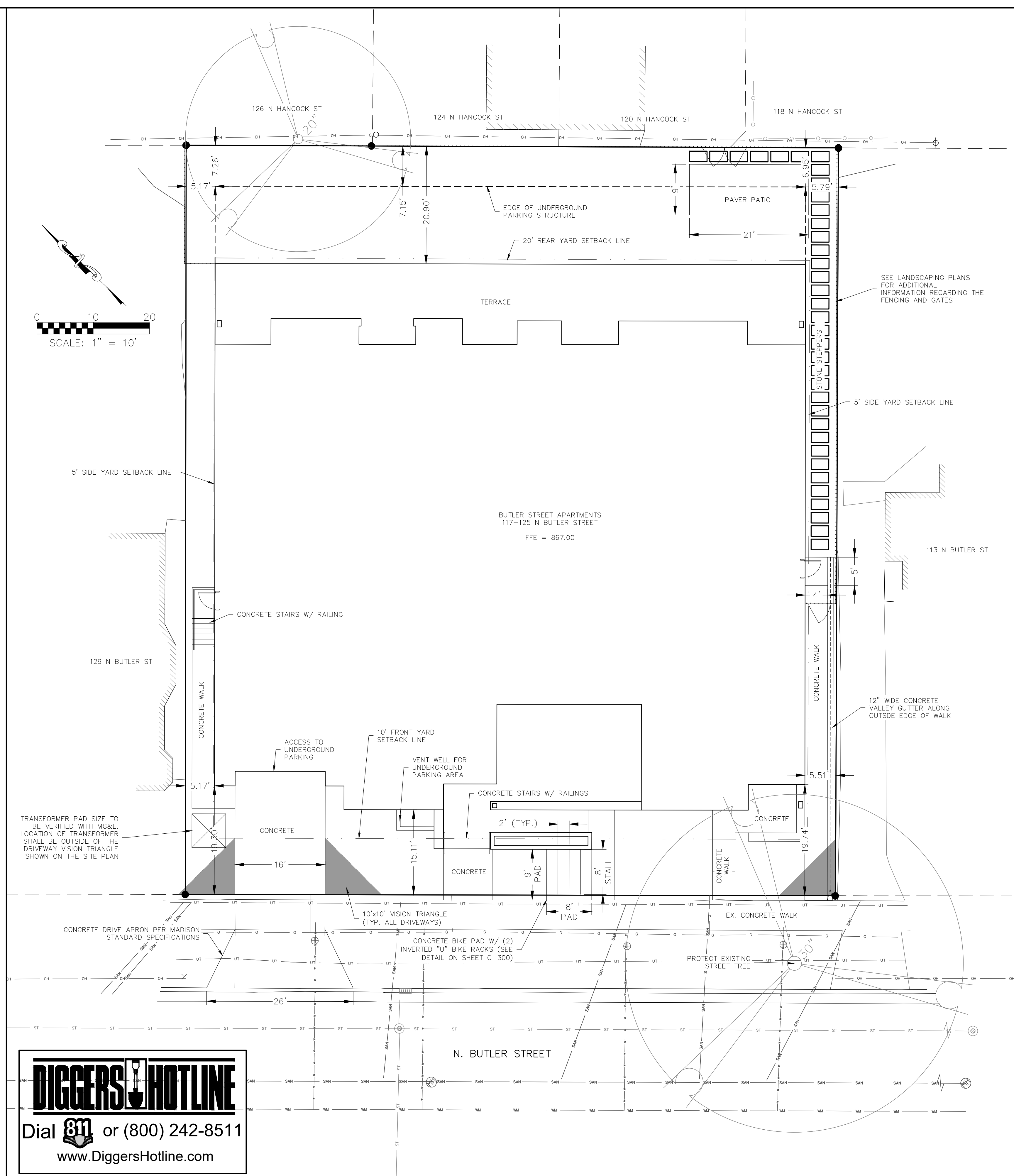
REVISION DATES:

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 LAND USE SUB. 8/22/2022

DEMOLITION PLAN

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DRAWING NUMBER
C-200



LAND USE SUMMARY TABLE

TOTAL SITE AREA =	15,368 SF
BUILDING FOOTPRINT =	9,935 SF
GREEN ROOF AREA =	887 SF
LOT COVERAGE =	9,100 SF
	59%
	MAX = 80% IN DR-2

USEABLE OPEN SPACE (OUTSIDE BLDG FRAMEWORK) =	5,431 SF
USEABLE OPEN SPACE (WITHIN BLDG FRAMEWORK) =	4,403 SF
TOTAL USEABLE OPEN SPACE =	9,834 SF
TOTAL NUMBER OF BEDROOMS =	40
	246 SF PER BED
	20 SF MIN IN DR-2

TOTAL IMPERVIOUS AREA =	12,083 SF
	79%
TOTAL PERVIOUS AREA =	3,285 SF
	21%

ZONING SUMMARY
 EXISTING DISTRICT = DR-1
 PROPOSED DISTRICT = DR-2
 DR-2 FRONT YARD SETBACK = 10'
 DR-2 SIDE YARD SETBACK = 5'
 DR-2 REAR YARD SETBACK = 20'

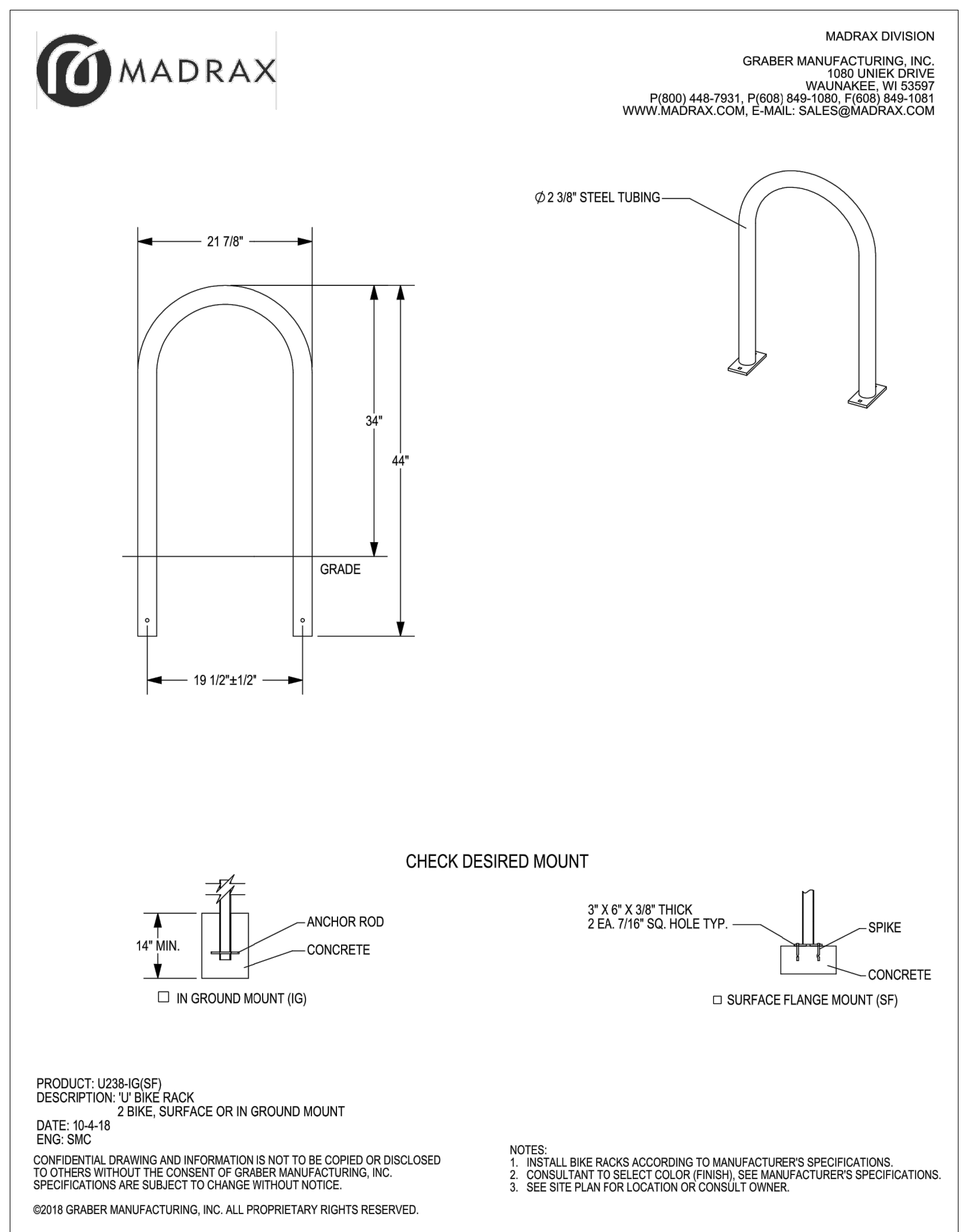
PARKING SUMMARY
 BELOW GRADE VEHICLE PARKING = 24 STALLS
 BELOW GRADE MOPED PARKING = 4 STALLS
 BELOW GRADE BICYCLE PARKING = 32 STALLS
 AT-GRADE BICYCLE PARKING = 4 STALLS

BUILDING AREA GROSS SQUARE FOOTAGE

LOWER LEVEL =	11,518
GRADE LEVEL =	7,534
2ND LEVEL =	8,147
3RD LEVEL =	8,147
4TH LEVEL =	8,129
ROOF =	573
TOTAL =	44,048 GSF

UNIT TYPE SUMMARY TABLE

UNIT DESIGNATION	UNIT TYPE	RSF	TOTAL # UNIT	TOTAL RSF	UNIT POINT TOTALS	POINT AVERAGE
A	1 BED/1 BATH	810	4	3,240	4	---
B	2 BED/2 BATH	1,001	4	4,004	8	---
B1	2 BED/2 BATH	961	1	961	2	---
C	1 BED/2 BATH	682	12	8,184	12	---
D	2 BED/2 BATH	960	3	2,880	6	---
E	1 BED/1 BATH	763	3	2,289	3	---
F	STUDIO	595	2	1,190	1.5	---
G	STUDIO	527	2	1,054	1.5	---
H	2 BED/1 BATH	1,122	1	1,122	2	---
			32	24,924	40	1.25



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APPROVALS

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DRAWN BY	DPH	CHECKED BY	DPH
DATE	8/22/2022	DATE	8/22/2022

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SITE PLAN

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APPROVALS	MLB	DPH	DPH	PDF	MLB
PROJECT ENG	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED	

BUTLER STREET APARTMENTS

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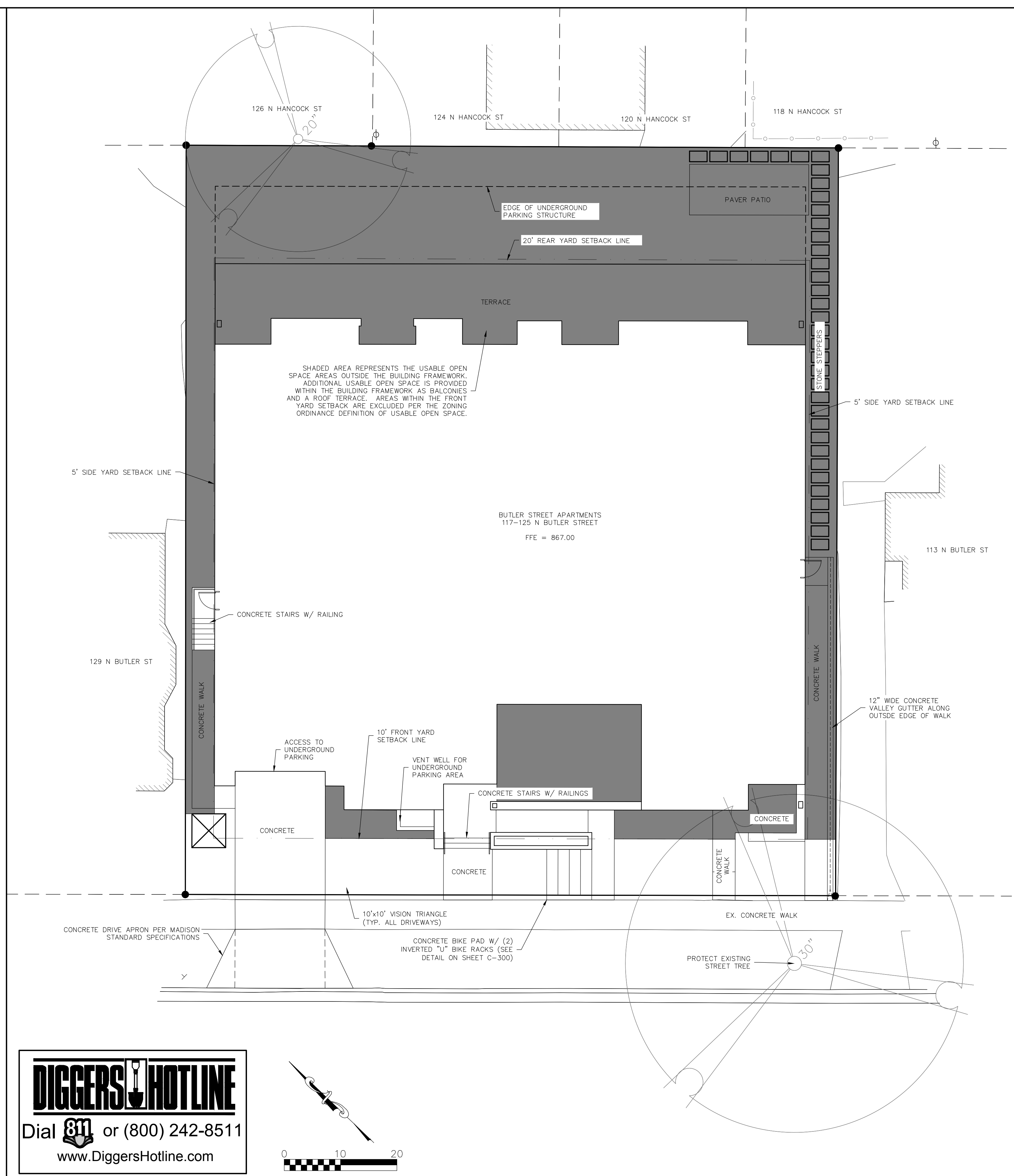
ISSUE DATES:
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USABLE OPEN SPACE
 EXHIBIT

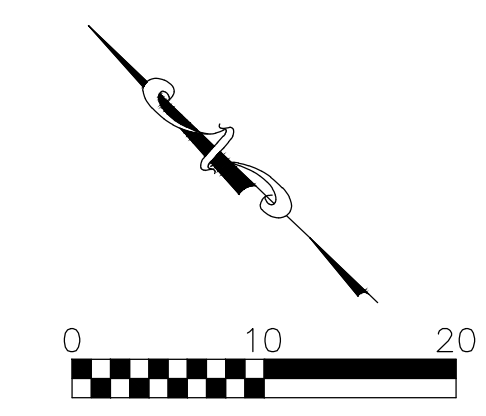
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EX-2



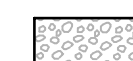

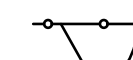

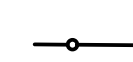


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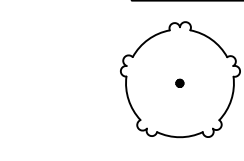






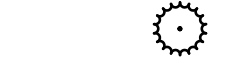
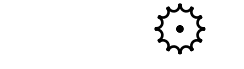
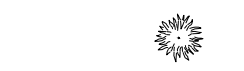

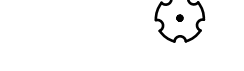





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LEGEND

-  ANNUAL PLANTINGS
-  LAWN
-  STONE MULCH
-  PROPERTY LINE
-  FENCE / GATE
-  METAL EDGING
-  TREE PROTECTION FENCE

PLANT SCHEDULE - LANDSCAPE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	AS	Acer x freemanii 'Sienna' / Sienna Glen Maple	B & B	3'Cal	1
	GD	Gymnocladus dioica 'Espresso' / Espresso Coffeetree	B & B	3'Cal	1
	QL	Quercus robur x bicolor 'Long' TM / Regal Prince Oak	B & B	3'Cal	2
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	AL	Amelanchier laevis 'Spring Flurry' / Spring Flurry Serviceberry	B & B	2'Cal	1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Am	Aronia melanocarpa 'CONNAM166' TM / Low Scape Hedge Black Chokeberry	2 gal	CONT.	13
	Dk	Diervilla lonicera 'Kodiak Orange' / Kodiak Orange Dwarf Honeysuckle	3 gal	CONT.	12
	Hp	Hydrangea paniculata 'Little Lamb' / Little Lamb Hydrangea	5 gal	CONT.	46
	Po	Physocarpus opulifolius 'SMPTOW' TM / Tiny Wine Ninebark	3 gal	CONT.	6
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Tm	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	5 gal	CONT.	3
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	ckf	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal	CONT.	33
	pvs	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal	CONT.	10
	sam	Sesleria autumnalis / Autumn Moor Grass	QUART	CONT.	70
	sht	Sporobolus heterolepis 'Tara' / Prairie Dropseed	QUART	CONT.	56
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	asb	Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion	QUART	CONT.	15
	cnn	Calamintha nepeta nepeta / Lesser Calamint	QUART	CONT.	23
	gnd	Geranium x 'Dilly's' / Cranesbill	QUART	CONT.	57
	nwl	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal	CONT.	33
	snc	Salvia nemorosa 'Caradonna' / Cardonna Perennial Salvia	QUART	CONT.	10

City of Madison Landscape Worksheet
North Butler Street
August 22nd, 2022

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	15,385	n/a	51	256
				Landscape Points Required
				256

Development Frontage	LF	Overstory Tree Req. (or x2 for Orn./Evgrm. Tree Sub.)	Shrubs Required
N Butler St	115	4	19

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	2	0	70
Ornamental Tree	15	1	0	15
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	19	0	38
Shrub, evergreen	3	0	0	0
Perennial/Ornamental Grass	2	114	0	228
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Development Frontage Points Total				336

Interior Parking Lots	N/A
Total Parking Lot Area	n/a

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	2	0	70
Ornamental Tree	15	1	0	15
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	58	0	116
Shrub, evergreen	3	3	0	9
Perennial/Ornamental Grass	2	193	0	386
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
General Site Plantings Total				596

TOTAL LANDSCAPE POINTS 932

LANDSCAPE AMENITIES



PAVER PATIO WITH FLEXIBLE SEATING



DECORATIVE METAL FENCE



STEPPER PATH IN STONE MULCH, LAYERED PLANTINGS



BACKYARD LAWN SPACE

CaS₄
architecture, llc

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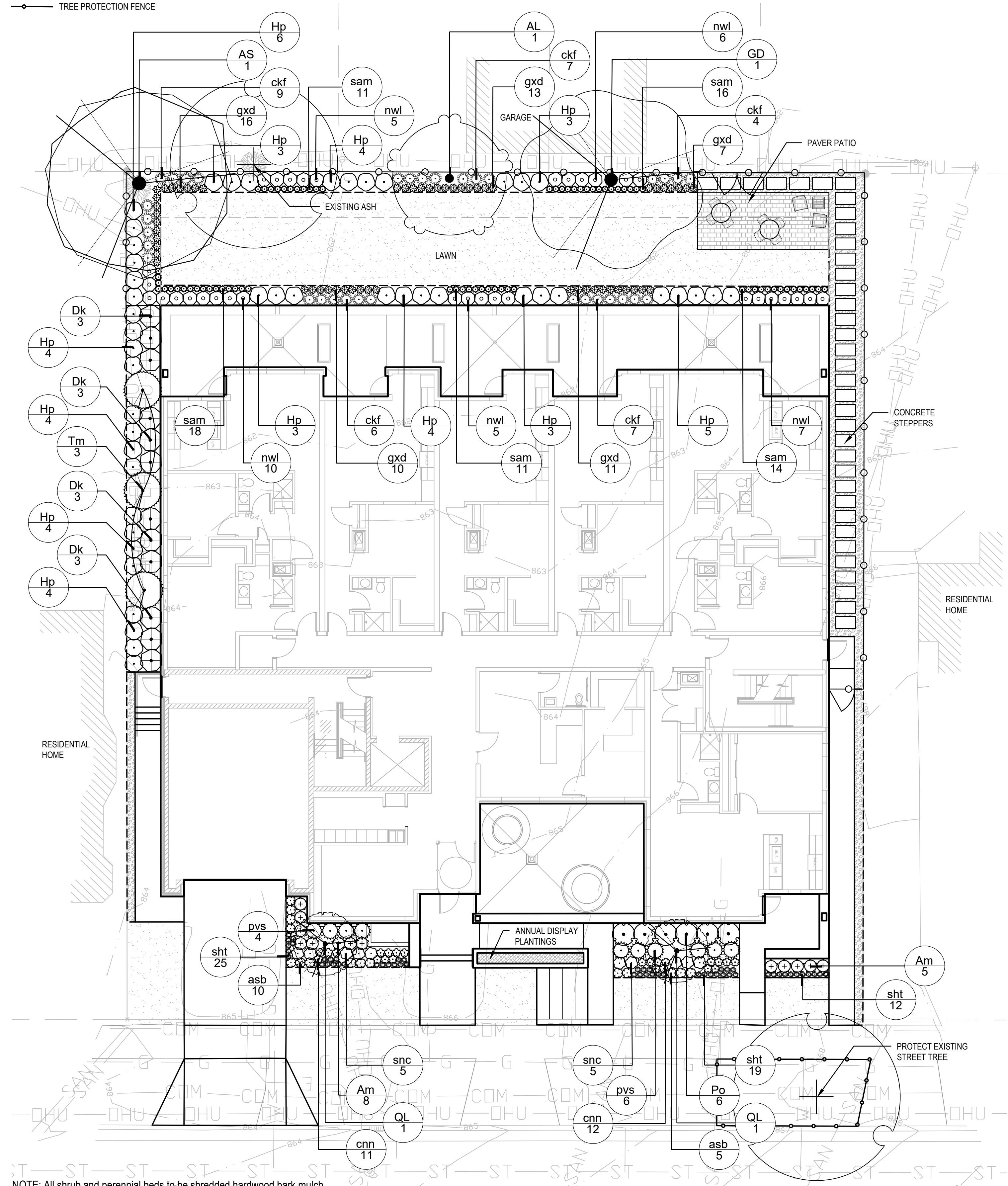
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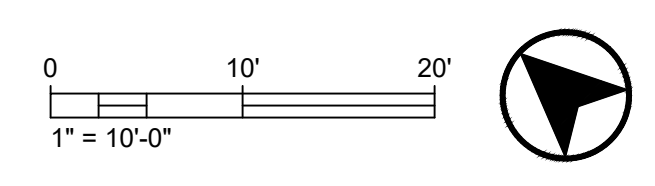
LANDSCAPE PLAN

L100



NOTE: All shrub and perennial beds to be shredded hardwood bark mulch.

1 LANDSCAPE PLAN
SCALE: 1"=10'-0"



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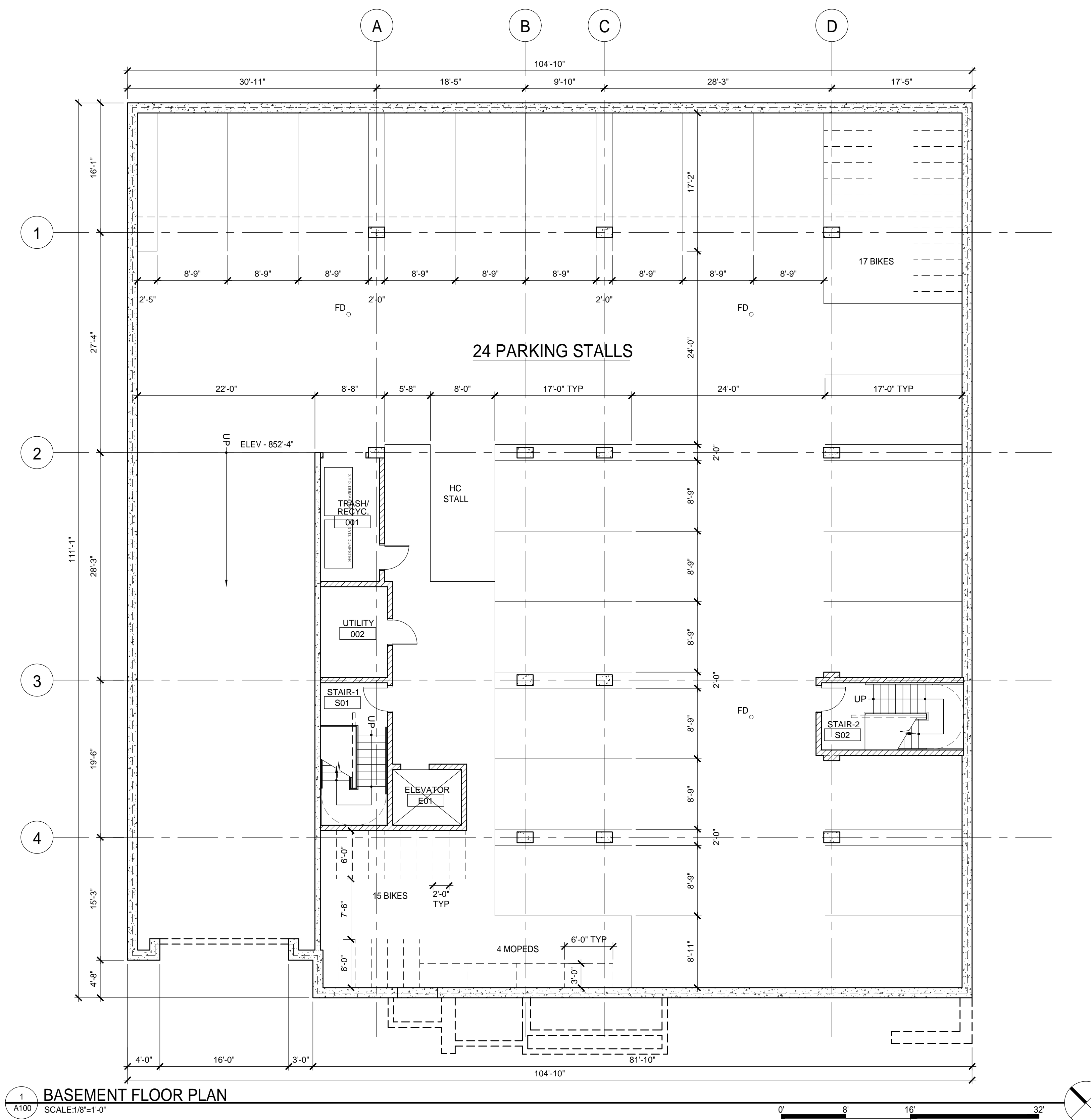
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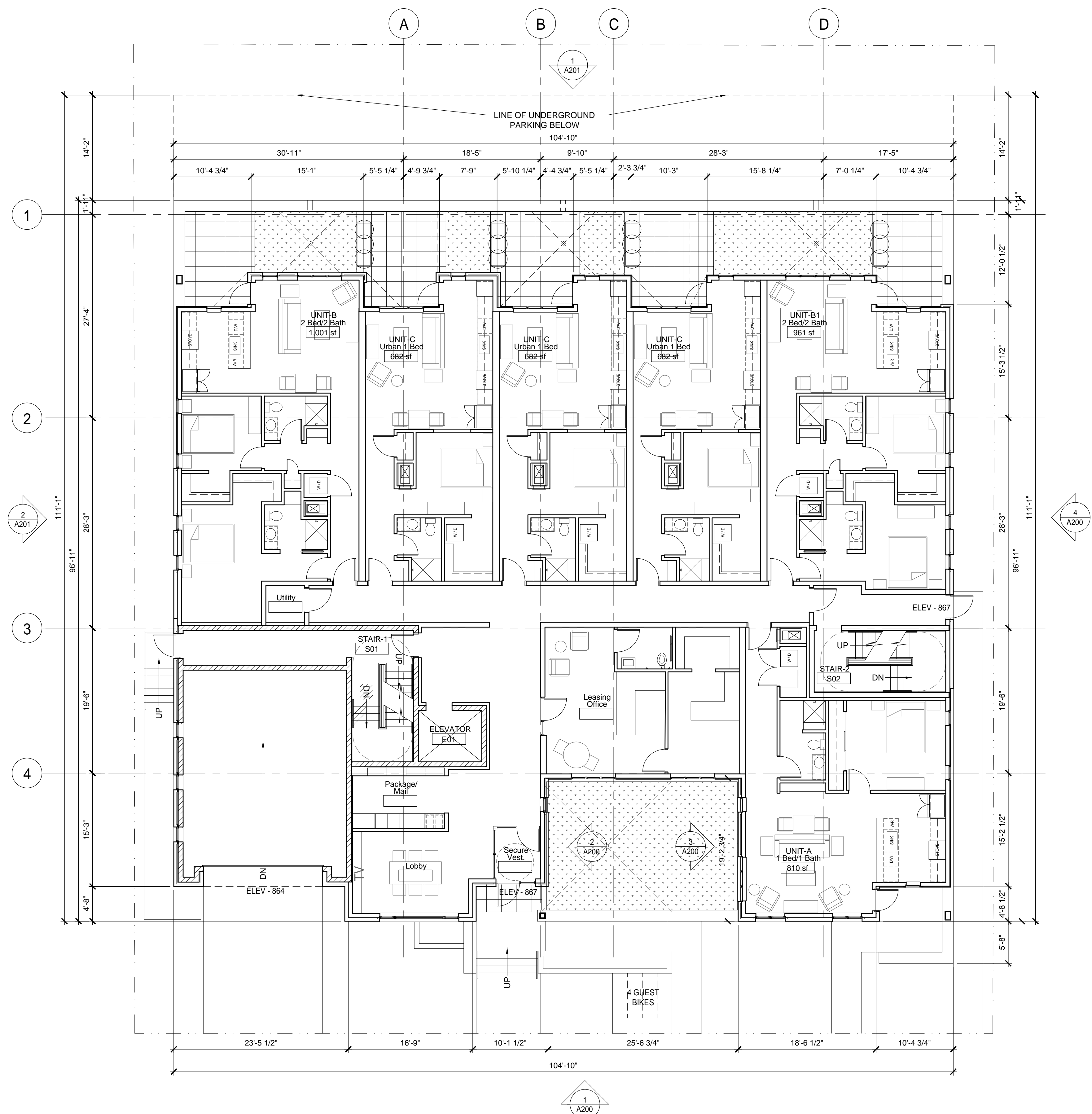
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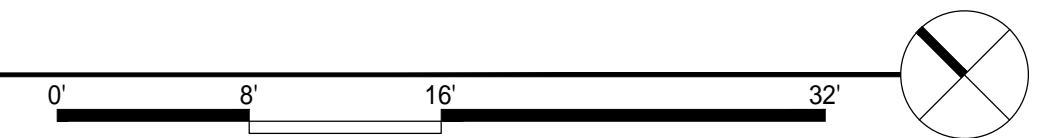
BASEMENT FLOOR PLAN

A100





1 GRADE FLOOR PLAN
A101 SCALE: 1/8"=1'-0"



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GRADE FLOOR PLAN

A101

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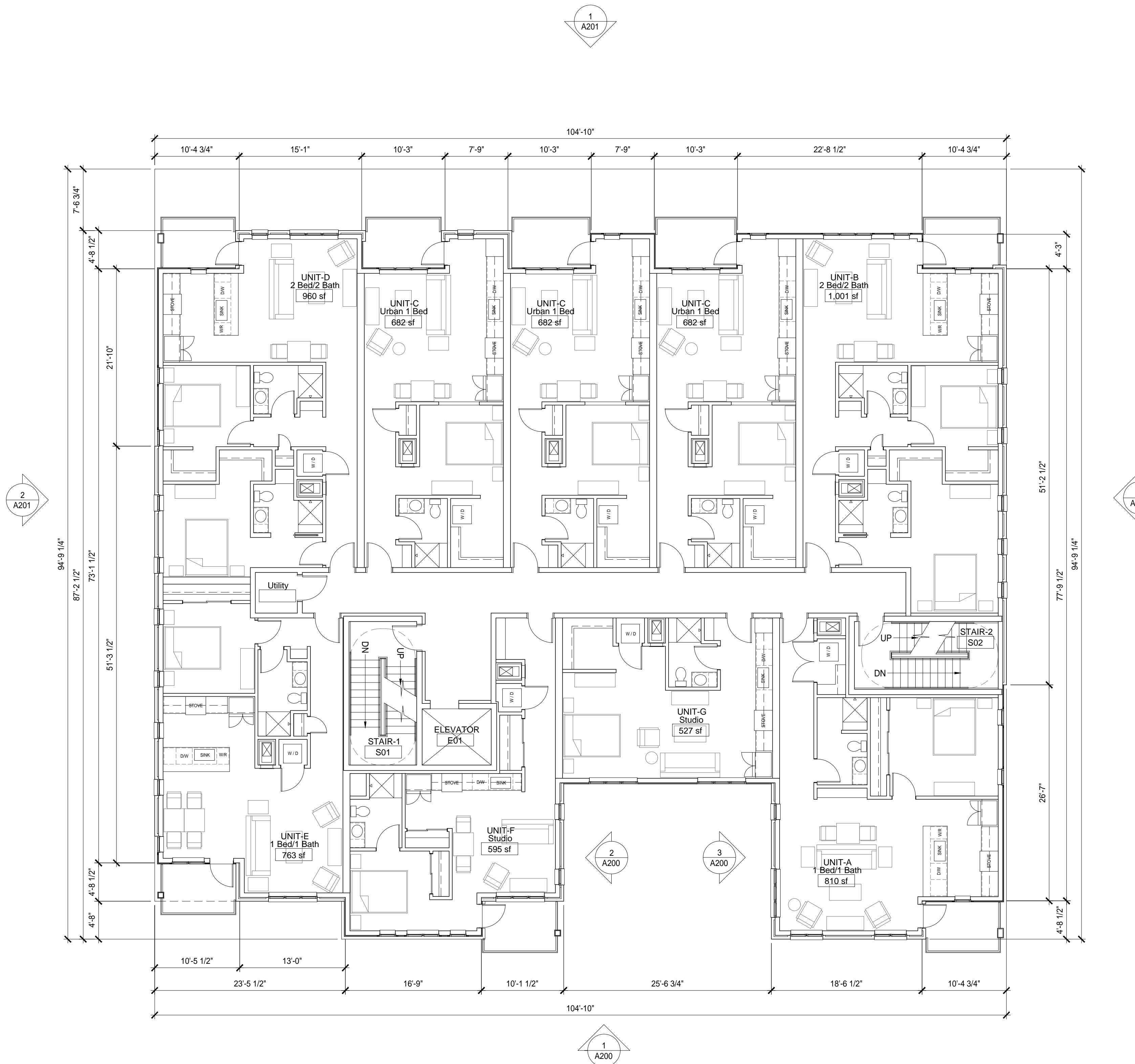
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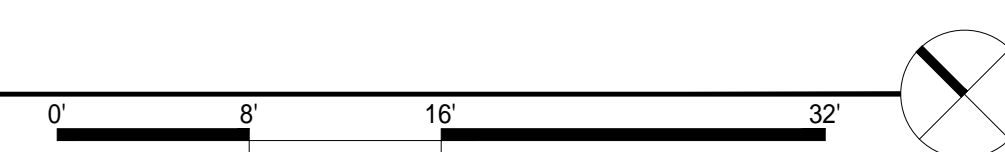
Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

SECOND AND THIRD FLOOR PLAN

A102



1 SECOND AND THIRD FLOOR PLAN
A102 SCALE: 1/8"=1'-0"



Butler Street Apartments

117-125 North Butler Street
Madison, WI 53703

Project #: 21005.00

Land Use Submittal

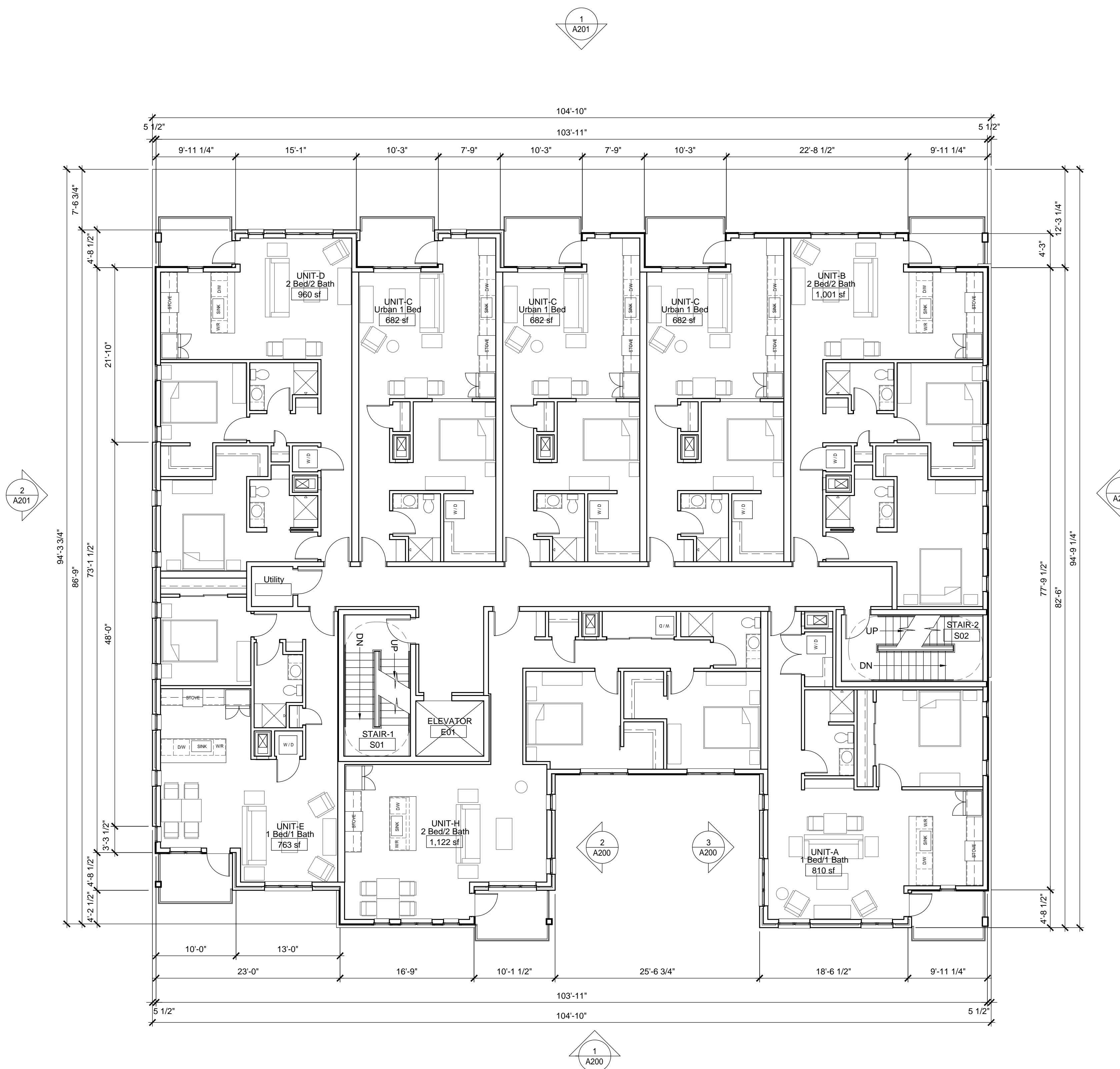
Issued for:

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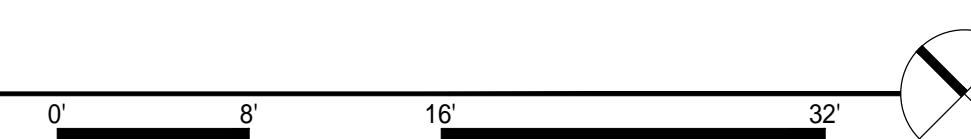
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FOURTH FLOOR PLAN

A103



1
A103 FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"



Butler Street Apartments

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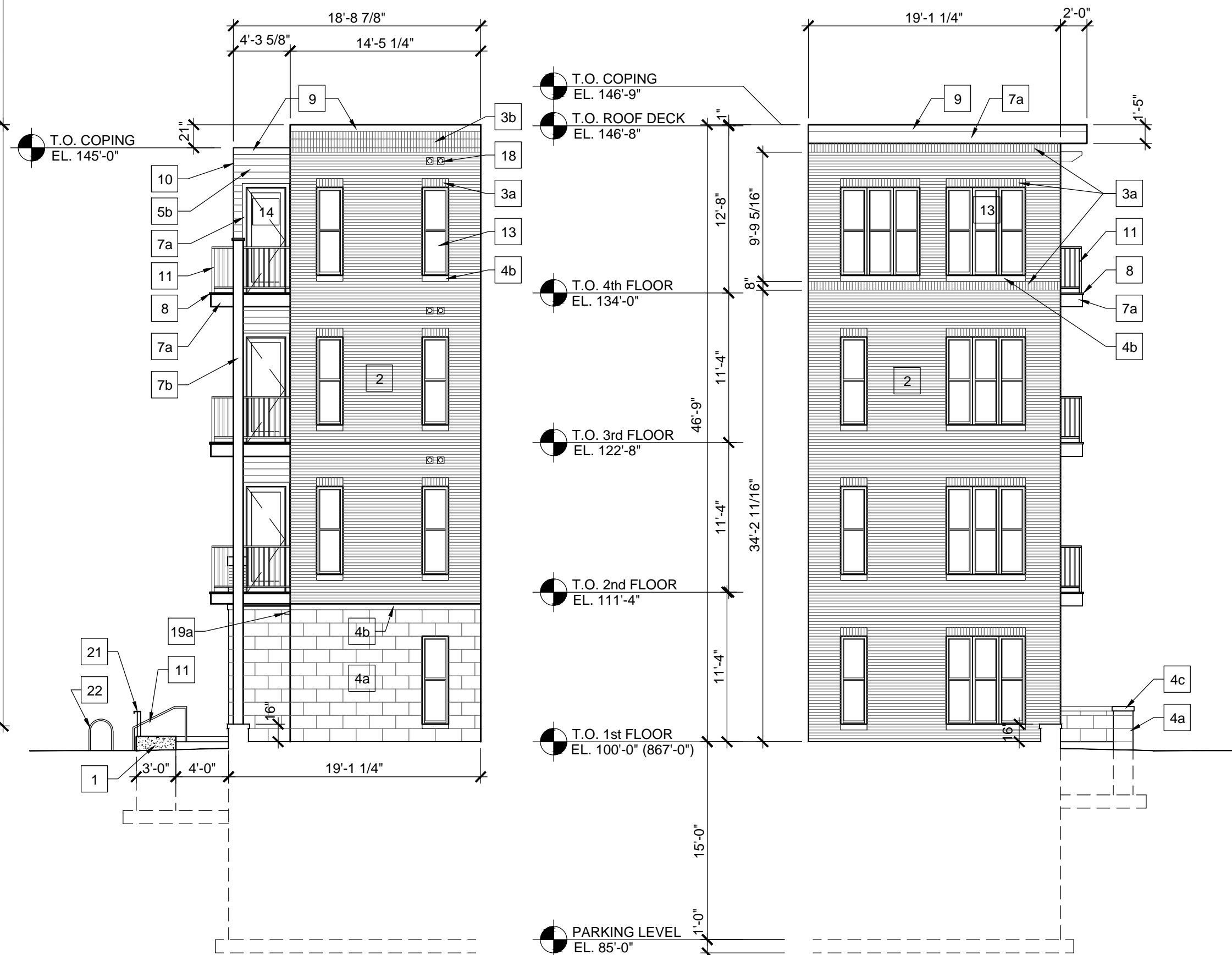
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EXTERIOR ELEVATION

A200

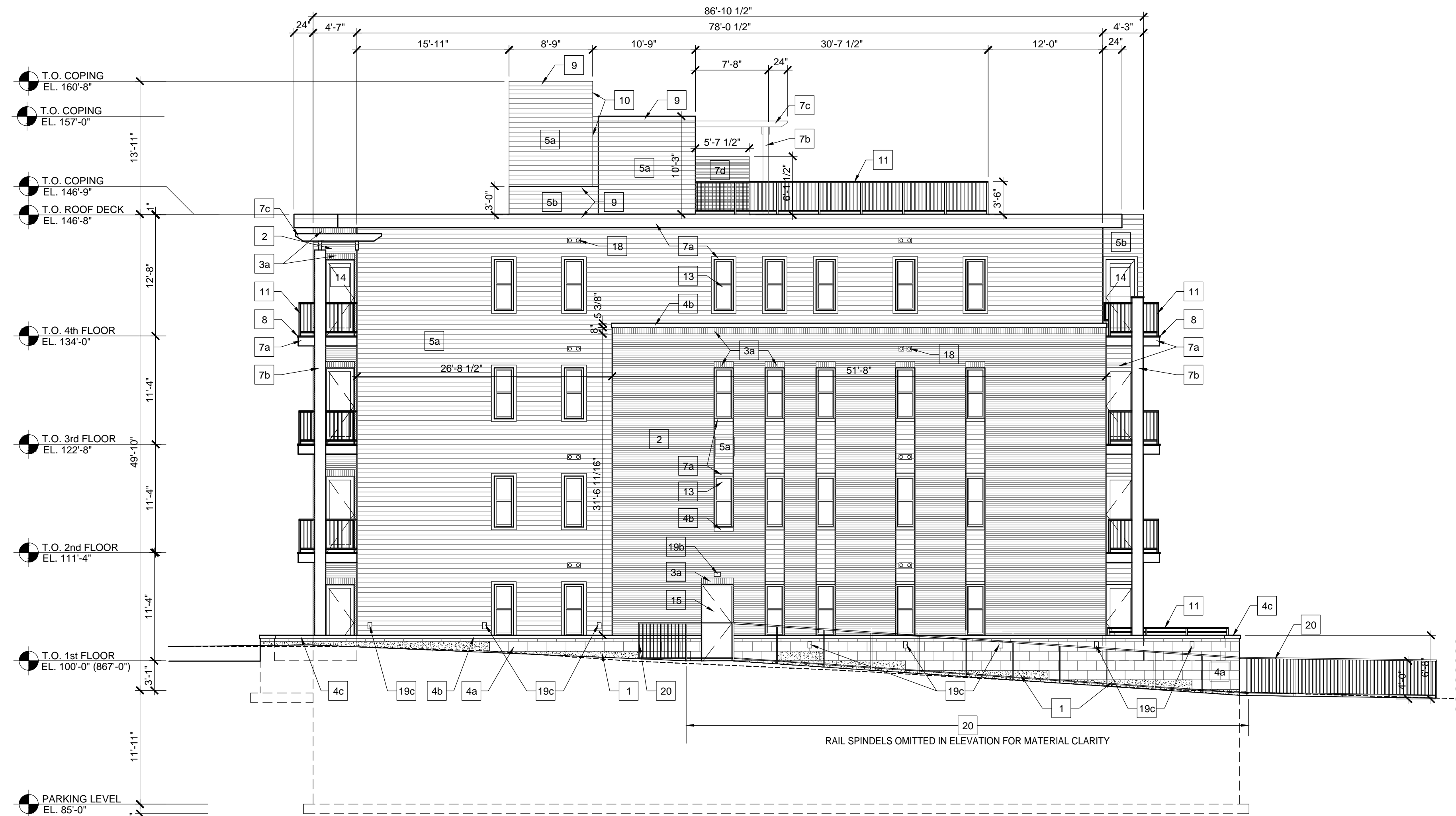


1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH COURTYARD ELEVATION
SCALE: 1/8"=1'-0"

3 SOUTH COURTYARD ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEYNOTE LEGEND

- | | | | |
|----|---|-----|---|
| 1 | SANDBLASTED CAST-IN-PLACE CONCRETE | 12 | ALUMINUM STOREFRONT SYSTEM w/CLEAR INSULATED GLAZING |
| 2 | BRICK VENEER | 13 | VINYL WINDOWS w/CLEAR INSULATED GLAZING |
| 3a | BRICK VENEER SOLDIER COURSE | 14 | VINYL DOORS w/CLEAR INSULATED GLAZING |
| 3b | BRICK VENEER DOUBLE SOLDIER COURSE & ROWLOCK | 15 | INSULATED HOLLOW METAL DOOR & FRAME - PAINTED. |
| 4a | CAST STONE VENEER (12 x 24) | 16 | ALUMINUM FRAMED GARAGE DOOR WITH INSULATED TRANSLUCENT GLAZING |
| 4b | CAST STONE SILL. | 17 | ALUMINUM LOUVER TO MATCH ALUMINUM STOREFRONT SYSTEM |
| 4c | CAST STONE CAP. | 18 | ALUMINUM HVAC VENT - FINISHED TO MATCH ADJACENT WALL FINISH |
| 4d | CAST STONE RETURN | 19a | EXTERIOR LIGHTING - TYPE __ ENTRY |
| 5a | COMPOSITE LAP SIDING - 6" EXPOSURE TYPE 1 | 19b | EXTERIOR LIGHTING - TYPE __ DOOR |
| 5b | COMPOSITE LAP SIDING - 6" EXPOSURE TYPE 2 | 19c | EXTERIOR LIGHTING - TYPE __ STEP |
| 6 | COMPOSITE LAP SIDING RETURNS AT BALCONY | 20 | 48" HIGH ORNAMENTAL METAL FENCE & SECURE GATE |
| 7a | COMPOSITE TRIM - PAINTED | 21 | RAISED ALUMINUM SIGNAGE ON CAST STONE PANEL w/ILLUMINATED CHANNEL AT TOP EDGE |
| 7b | COMPOSITE CLAD WOOD COLUMN - PNTD. | 22 | METAL BIKE LOOP - GALVANIZED |
| 7c | COMPOSITE TRELLIS - PAINTED | 23 | AREA WELL WITH LOUVER AND GRATE |
| 7d | COMPOSITE SCREEN WALL - PAINTED | 24 | MG&E TRANSFORMER LOCATION |
| 8 | COMPOSITE DECKING | | |
| 9 | PRE-FINISHED METAL COPING, SILL & CAP. | | |
| 10 | PRE-FINISHED ALUMINUM CORNER & BUTT TRIM - COLOR TO MATCH SIDING. | | |
| 11 | PRE-FINISHED ALUMINUM RAILING SYSTEM | | |

RAIL SPINDELS OMITTED IN ELEVATION FOR MATERIAL CLARITY

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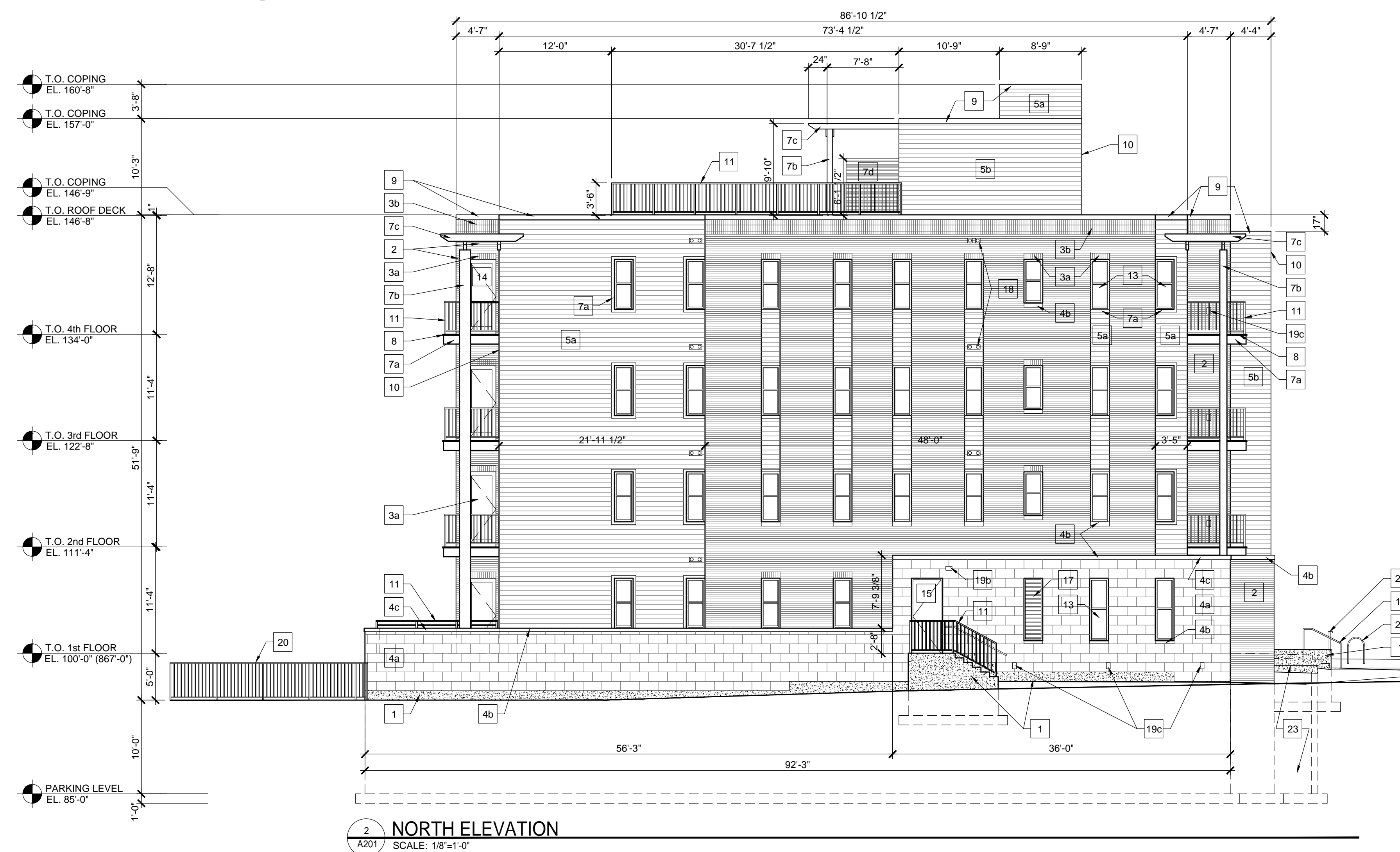
Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

EXTERIOR ELEVATION

A201



1 EAST ELEVATION
A201 SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
A201 SCALE: 1/8"=1'-0"

BUTLER STREET APARTMENTS
Exterior Material Palette

- 1 Sandblasted Site-Cast Concrete
- 2 Cast Stone Veneer
- 3 Brick Veneer
- 4 Windows & Doors, Composite Trim, Railings, Metal Copings, Trim & Caps
- 5a. Cement Board Siding - #1
- 5b. Cement Board Siding - #2
6. Composite Deck Board

