

Letter of Intent

From: McFadden & Company
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To: City of Madison Plan Commission
215 Martin Luther King Blvd
Madison, Wisconsin 53701

Date: August 12, 2018

Project: 119-125 North Butler

This is a reprise, simplified and reduced in scale, of a now lapsed PUD-SIP approved in 2008 immediately prior to the onset of the recession and a subsequent proposal considered in 2017. In lieu of the three building (two existing & one new) through lot development encompassing five parcels, three on Butler and two on Hancock the current we now propose a single new building on Butler.

As previously presented this building will be four stories in height constructed over parking that will now be accessed via a two-way drive from Butler. The building has been reduced in depth conforming to the standards for the neighborhood.

As always the intent is to provide prospective residents who cannot or choose not to spend excessively on housing a simple, comfortable & affordable place of their own in a well-located handsome building.

Current Addresses:

119, 123 & 125 North Butler

Existing Conditions:

Originally there were three residential buildings and two garages on this sloping 0.28 acre site. The structure previously located at 119 N Butler has been moved to 520 East Johnson Street as part of the 2008 GDP-SIP.

The two remaining residential structures functionally obsolete and are hardly assets to the neighborhood. 123 North is an anomaly constructed of masonry forty years after its neighbors. 125 North Butler has been extensively expanded and remodeled over the years.

The bulk of the site is devoted to parking. There are two existing drives & two three-stall garages.

Proposed Improvements:

Working with the existing grade which slopes down from the NE corner three feet along Butler and six feet to the rear the new four-story sixty foot wide and eighty eight foot deep building will be nestled into the hill. This allows accessible access to both the front and side entries and a gently sloped two way drive to parking level.

Architecturally the building's street façade is broken with a recessed fourth floor and a pair generously scaled of columned projecting balconies. There are three bands of prefinished cement fiber siding, smooth panels upper and lower and lap in between. The roof has a wide eave providing a appealing visual cap and pitch perimeter is reduced in the center to allow future installation of solar panels.

Construction Schedule:

Start: Fall 2018
Completion: Summer 2019

Owner:

Cliff Fisher
107 North Hancock
Madison, Wisconsin 53703

Architect:

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

Structural Engineer:

Rolf Killingstad
409 Wild Indigo Lane
Madison, Wisconsin 53717

Civil Engineer:

Quam Engineering, LLC
4604 Siggelkow Road
McFarland, Wisconsin 53585

Landscape Architect:

Paul Skidmore
Skidmore Property Services, LLC
13 Red Maple Trail
Madison, Wisconsin 53717

General Contractor:
KSW Construction Corporation
804 Liberty Drive
Verona, Wisconsin 53593

Site Area: 12,011 SF or 0.28 Acres

Building Footprint: 5,280 SF

Lot Coverage:
Building 5,280 SF
Other: 672
Drive: 3,055 SF
Total 9,007 SF

Lot Coverage: 75% = 75% Maximum - OK

Apartments:
(13) Efficiencies
(8) Ones
(9) Twos
(1) Three
(31) Total

Residential Point Value: 1.25 Proposed & Required

Useable Open Space Proposed:
Ground: 1,302 SF
Balconies: 956 SF
Total: 2,258 SF

Usable Open Space Required:
(13) Efficiencies @ 40 = 520 SF
(8) Ones @ 40 = 320
(9) Twos @ 80 = 720
(1) Three @ 120 = 120
Total Required (DR1) 1,680 SF < 2,258 SF Provided – OK

Trash:
An enclosed trash space is provided immediately adjacent to the lower level parking.

Parking:
Auto 14
Bike 37 Inside & 6 outside

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