

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: April 14, 2008

Project: 121 North Butler

Address:

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

Existing Conditions:

There are currently five residential structures on this sloping half-acre site: three facing Butler Street and the downtown to the west, and two fronting Hancock Street and the Old Marketplace Neighborhood to the east.

119 North Butler and the two buildings on Hancock were built circa 1900 and have retained much of their original architectural character. 123 North Butler was constructed of masonry forty years after its neighbors while 125 North Butler has been extensively expanded and remodeled over the years.

Most of the site (57%) is devoted to parking. There are three existing drives (two from Butler and one from Hancock), three three-stall garages and twelve surface parking stalls. There is 1,516 SF of useable open space occupying 7.4% of the site.

Proposed Improvements:

Proposed are four interrelated but distinct developments, each designed to respond to and to reinforce its particular milieu.

The two existing rental duplexes on Hancock Street will be renovated and converted to condominium ownership.

The three existing garages, two drives from Butler Street and 7,200 SF of surface parking in the center of the block will be removed and replaced with new structured parking constructed entirely below grade and covered with a landscaped lawn. The portion of the site devoted to useable open space will be increased fivefold from 7.4 to 39.3%.

The existing three unit building currently located at 119 North Butler will be renovated and moved to 520 East Johnson, The two functionally obsolete and architecturally anomalous structures at 123 & 125 North Butler will be demolished. A new architecturally compatible wood framed four-story building with 38-predominately studio and one-bedroom rental apartments will be constructed in their place.

Construction Schedule:

Start: Summer 2008
Completion: Spring 2009

Owner:

Cliff Fisher
107 North Hancock
Madison, Wisconsin 53703

General Contractor:

Key Construction
7507 Hubbard Avenue
Middleton, Wisconsin 53562

Architect:

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

Green Building Consultant:

Josh Arnold
Franklin Energy
211 South Paterson Street
Madison, Wisconsin 53703

Landscape Designer:

Jean Borman
Garden Productions
521 Farwell Drive
Madison, Wisconsin 53703

Current Zoning:

GDP

Site Area:

20,625 SF or 0.47 Acres

Building Coverage:

Existing: 7,534 SF
Proposed: 8,609 SF (2,071 SF Existing & 6,538 SF New)

Surface Parking & Paved Area:

Existing: 9,313 SF
Proposed: 978 SF

Useable Open Space:

Existing: 1,516 SF
Proposed: 8,110 SF

Floor Area:

Total Existing:	13,534 SF
Retained:	4,660
New:	6,538 SF Footprint x 4.0 Stories = <u>26,152</u>
Total Proposed:	30,812 SF

Floor Area Ratio:

Existing: 13,534 SF / 20,625 SF = 0.66
Proposed 30,812 SF / 20,625 SF = 1.49

Apartments:

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

Unit Mix:

Existing: 4 Threes
Proposed: 12 Efficiencies, 23 Ones & 3 Twos

Lot Area:

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

Usable Open Space:

(12) Efficiencies @ 70 = 840 SF
(23) Ones @ 70 = 1,610
(3) Twos @ 140 = 420
(4) Existing Threes @ 210 = 840
Total Open Space Required (R6) 3,710 SF < 8,110 SF Provided ok

Parking:

Existing:
Surface: 12
Enclosed: 9
Total: 21

Proposed:
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.