

310 North Butler St.
Madison, WI

I purchase the property at 310 North Butler Street in 2005 as a rental property. I have an interest in historic buildings and I wanted a property in the downtown historic district. This converted house, located near the Capitol Square and James Madison Park was available. The house was in very bad condition and sadly neglected. My intent was, and still is to upgrade the building's condition overall and restore the exterior. The house is fundamentally sound and very well built, but needs a tremendous amount of work. I am confident that it will be well worth the time and effort, and will be a handsome example of turn of the century architecture when it's finished.

Current use

Currently the building is a 4 unit apartment building with a total of 3,685 square feet. There is a 3 bedroom apartment on the first floor, a 3 bedroom apartment on the 3rd floor and 2 one bedroom apartments on the second floor. There is also a single car garage currently used for construction staging, but it will be rented when the work is complete.

When I purchased the building in 2005 the rear apartment on the second floor was used as a 2 bedroom unit. This unit was changed to the one bedroom unit in 2007 decreasing the overall density in the building.

History of improvements / changes

At some point in the building's life the single family house was converted into a first floor living space with the 5 bedrooms on the 2nd floor converted to sleeping rooms. In the 1970s the 3rd floor attic space was converted to a 3 unit apartment. (See attached documents showing history of past use; Exhibits 1 & 2)

Tallard Properties was the most recent owner of the building. They converted the five, 2nd floor single rooms into 2 apartment units. Unfortunately, this work was done without zoning or conditional use approval, and was done without permit. We were told by Tallard that no permit had been taken out, but that the work fully complied with current codes.

Current status

The City of Madison Building Inspection Unit cited the un-permitted work in a report to us, which also included a list of required repairs. They have requested that we obtain the proper approvals for the work already completed. We were informed by Planning and Zoning that we should obtain a conditional use permit.

At the time of this application most of the code correction work requested by Building Inspection has been completed. We are also continuing to work on our long range plan for the property. By the end of the year we will have completed the following: existing window restoration, all new storm windows, front foyer restoration, add new direct vent hot water heaters, boiler control upgrade and add appropriate bicycle parking. All of this work will be completed before the end of 2009.

The building is managed by Madison Property Management. All of the maintenance and construction upgrades are done by my business, 310 North Butler, LLC. Currently all of the units are rented. Three of the units are occupied by students and one by a young professional couple. The units are typically rented by upper classmen or graduate students from UW, and just recently by young professionals just out of school.

Long Range Plan

Over the next two years we will restore the building's exterior siding and trim, insulate the walls and roof, replace the garage roof and the roof over the front porch, rebuild the front entry steps, install a privacy fence on the back and side yard and complete a modest landscaping plan.

We will continue to make interior upgrades to correct damage that has been done throughout the rental life of the house. This work will include remodeling the 3rd floor attic apartment at some point. All of the interior work, however, is not on a specific time table.

Our goal is to maintain a well managed and maintained building that has special appeal because of its location and historic value. The building is basically very sound but has been very sadly neglected, and will take a significant investment of time and money to reclaim it. But, we have a particular interest in the historic fabric of the City and are willing to make that investment. We want to be a significant part of Madison's beautiful urban landscape.

Thank you for your consideration of our conditional use application.

Richard Glover

310 North Butler, LLC