

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_

Project # \_\_\_\_\_

DATE SUBMITTED: 4.2.08

Action Requested

☒ Informational Presentation

☐ Initial Approval and/or Recommendation

☐ Final Approval and/or Recommendation

UDC MEETING DATE: 4.9.08

PROJECT ADDRESS: 31 SOUTH HENRY ST

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)

CLIFF FISHER

GOVERNOR OF MADISON, LLC

P.O. BOX 1601, MADISON, WI 53701

ARCHITECT/DESIGNER/OR AGENT:

DAVID FERCH, ARCHITECT

2704 GREGORY ST.

MADISON, WI 53711

CONTACT PERSON: DAVID FERCH

Address:

2704 GREGORY ST

MADISON, WI 53711

Phone:

608-238-6900

Fax:

608-233-9171

E-mail address:

dferch@it19.com

TYPE OF PROJECT:

(See Section A for:)

☒ Planned Unit Development (PUD)

☒ General Development Plan (GDP)

☒ Specific Implementation Plan (SIP)

☐ Planned Community Development (PCD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Residential Development (PRD)

☐ New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)

☐ School, Public Building or Space (Fee may be required)

☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

☐ Planned Commercial Site

(See Section B for:)

☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

☐ Comprehensive Design Review\* (Fee required)

☐ Street Graphics Variance\* (Fee required)

☐ Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.











# DAVID FERCH, Architect

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2704 Gregory Street, Madison, WI 53711 (608) 238-6900 FAX: (608) 233-9171

March 19, 2008

Project: 00811

Madison Plan Commission  
215 Martin Luther King, Jr. Blvd; Rm LL-100  
Madison, WI 53701-2985

Dear Commission Members,

This is our Letter of Intent for the property located at 31 South Henry Street in Madison.

The property currently is occupied by an existing building, the former St. Raphael Cathedral School & Convent, which was sold and converted into office space in the 1970's. The proposed project is to remodel the existing 3-story building and add an additional three floors vertically for a total of 6-stories. The building will be remodeled into an apartment building with the first floor having commercial rental area, possibly a restaurant.

The gross square footage of the building would be 47,445 square feet. The lot size is 9,936 square feet (0.23 acres). The dwelling units will consist of 28 efficiencies and 30 one bedrooms, for a total of 58 Units. The rental price range would be \$500 to \$800 per month. The project will also have 5,000 square feet of commercial space on the 1<sup>st</sup> floor. There is no parking. There would be 63 bicycle stalls provided.

At this time there is no specific general contractor. The architect is David Ferch. Governor Of Madison LLC will own and manage the project.

The development schedule is to finish construction drawings and begin construction in June, with the building available for occupancy in January 2009.

Please call me at the above telephone number if you require further information.

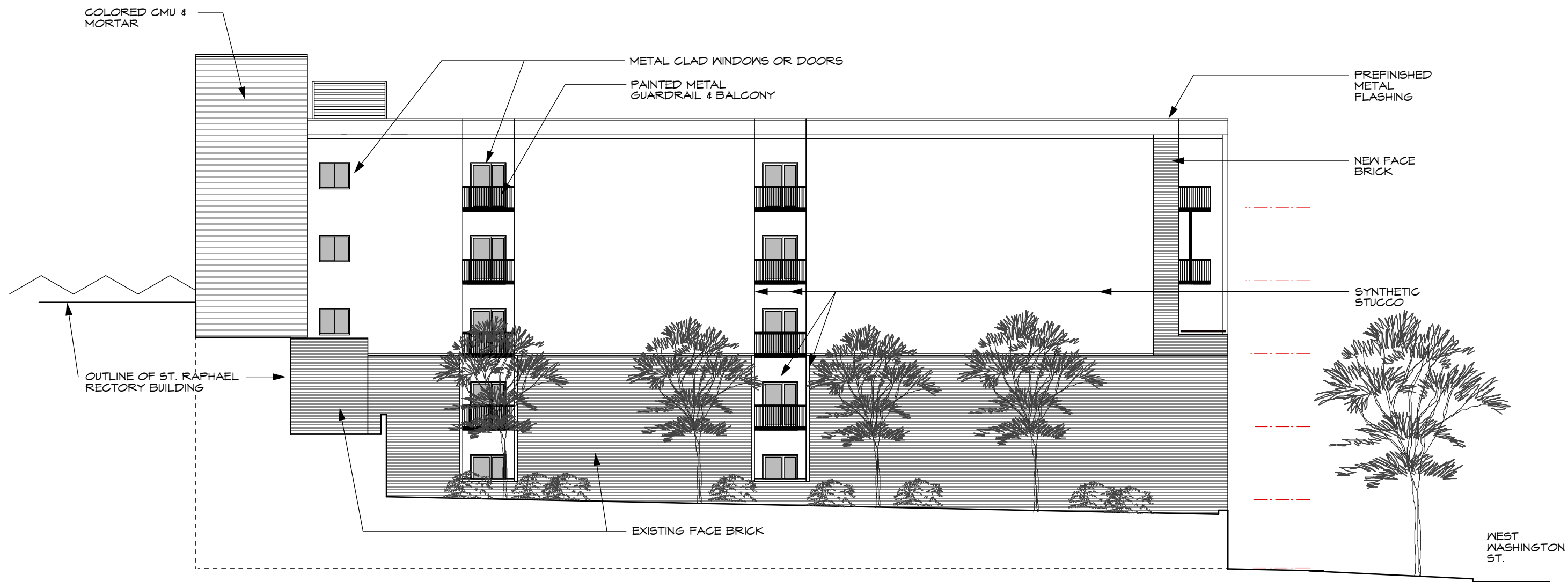
Sincerely,



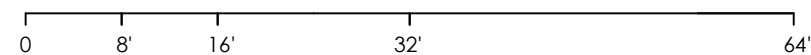
David A. Ferch

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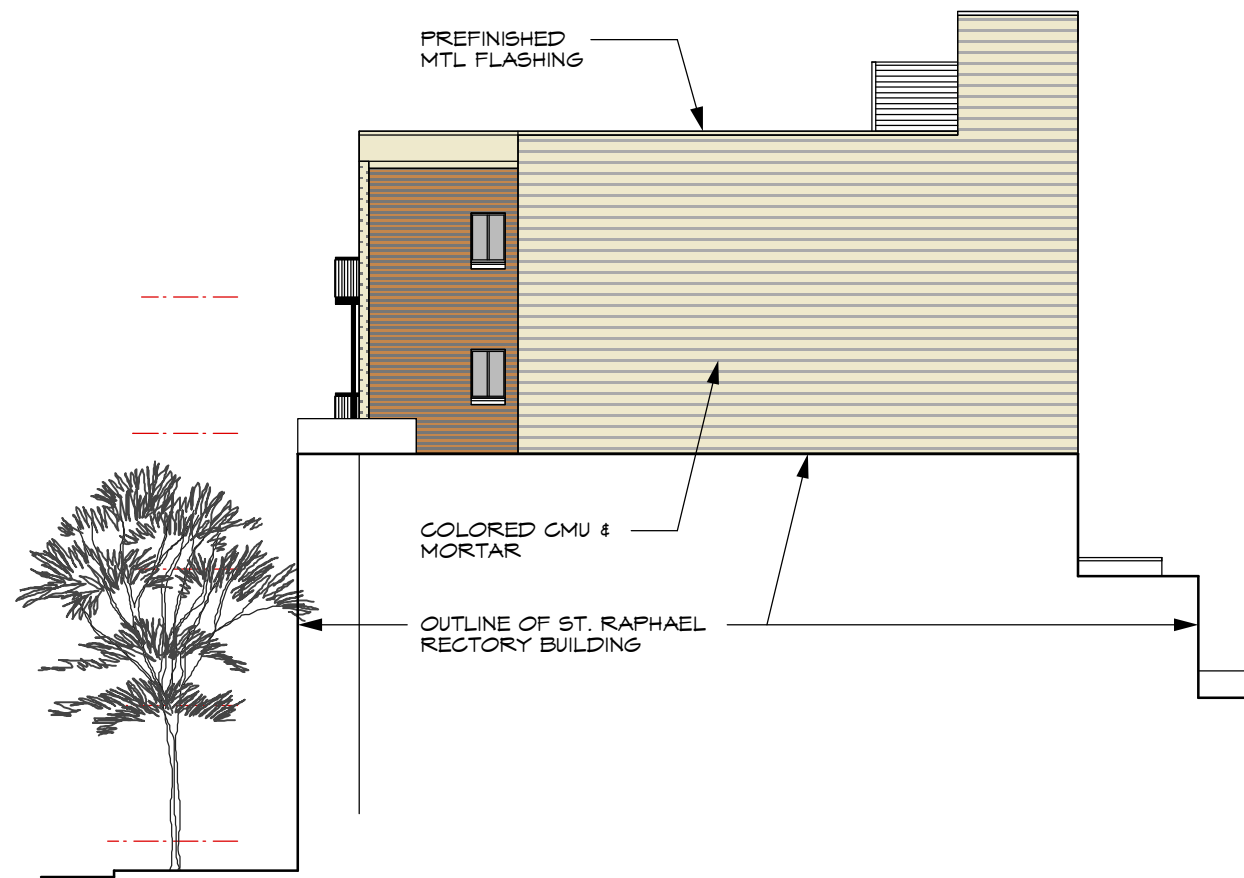




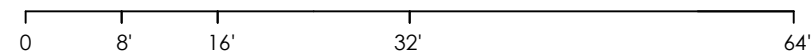
**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"







**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**WEST WASHINGTON ELEVATION**





0 8' 16' 32' 64'

PROJECT BUILDING REMODEL & ADDITION  
31 South Henry Street, Madison, WI

ARCHITECT DAVID FERCH, ARCHITECTS  
2704 Gregory Street,  
Madison, WI 53711  
608.238.6900 FAX 608.233.9171

No.	Date	Revision
1	4/1/08	

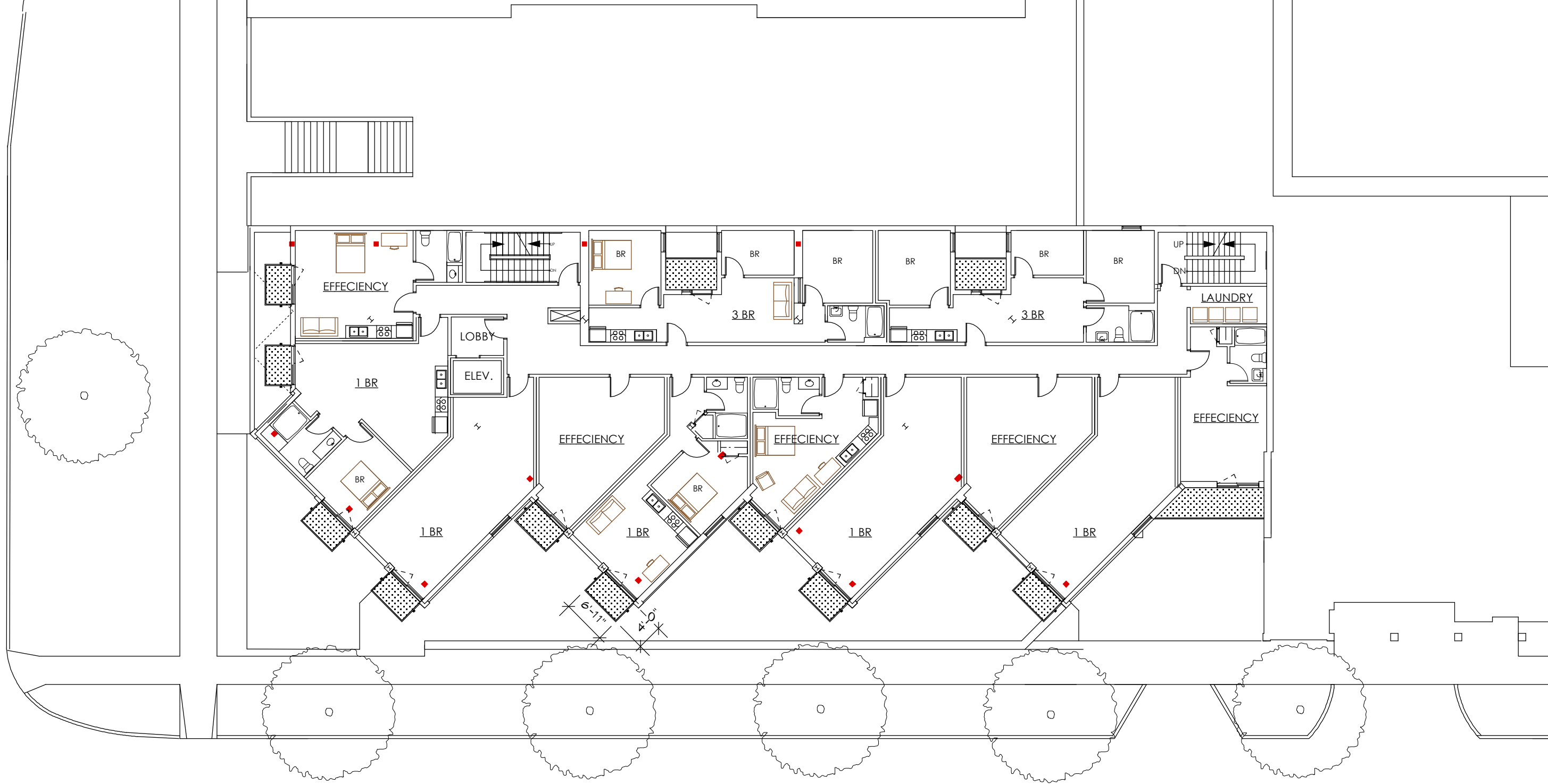
DATE	00811	3/18/08
Project No.		
DATE		
SHEET NO.		7







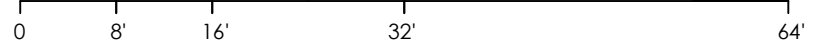
WEST WASHINGTON AVENUE



SOUTH HENRY STREET



4TH-6TH FLOOR PLAN



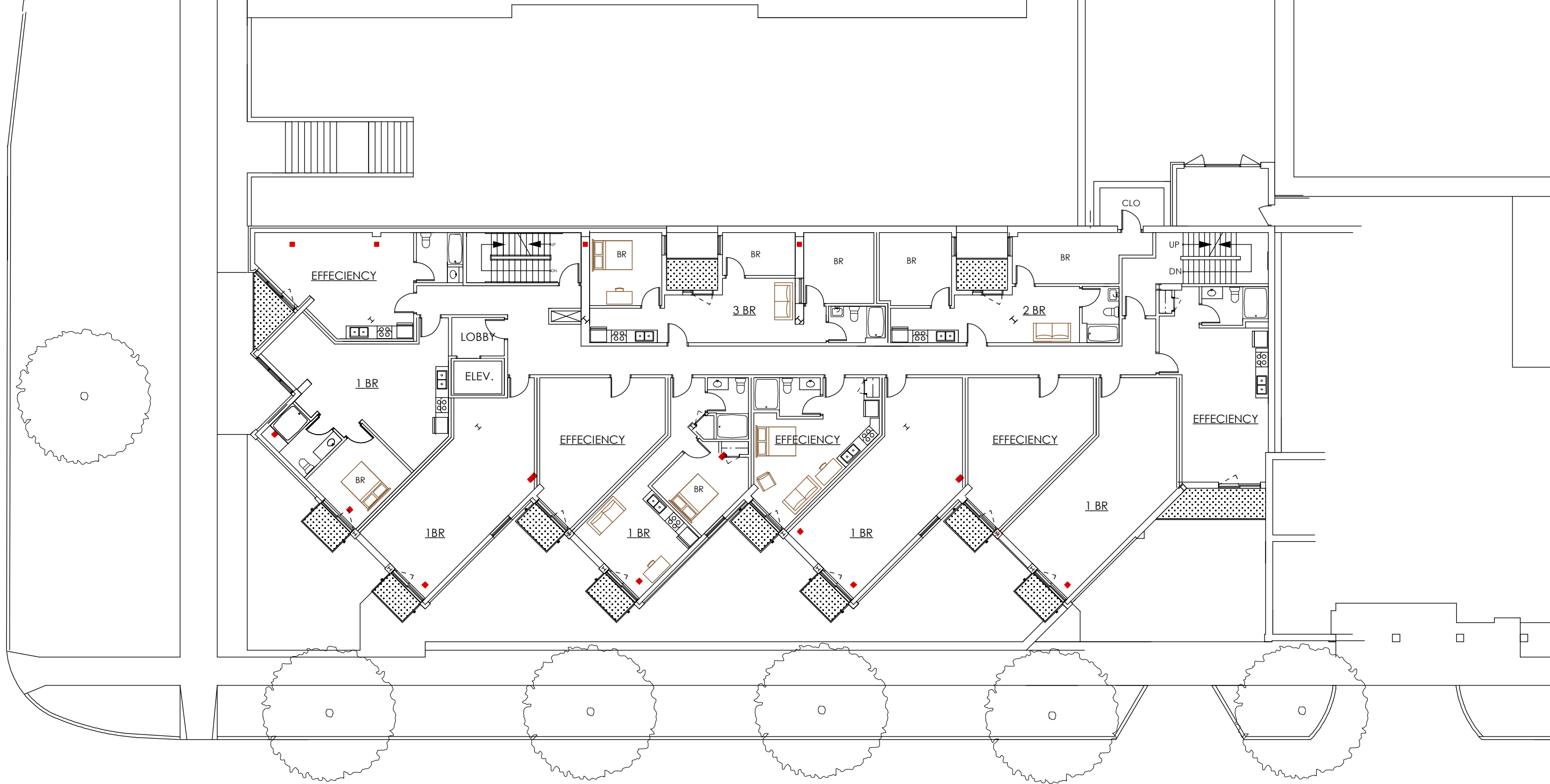


WEST WASHINGTON AVENUE



## 3RD FLOOR PLAN

0                      8'                      16'                      32'                      64'



# SOUTH HENRY STREET

BUILDING REMODEL & ADDITION  
31 South Henry Street, Madison, WI

**DAVID FERCH.**  
**ARCHITECTS**  
2704 Gregory Street,  
Madison, WI 53711  
608.238.6900 FAX 608.233.9111

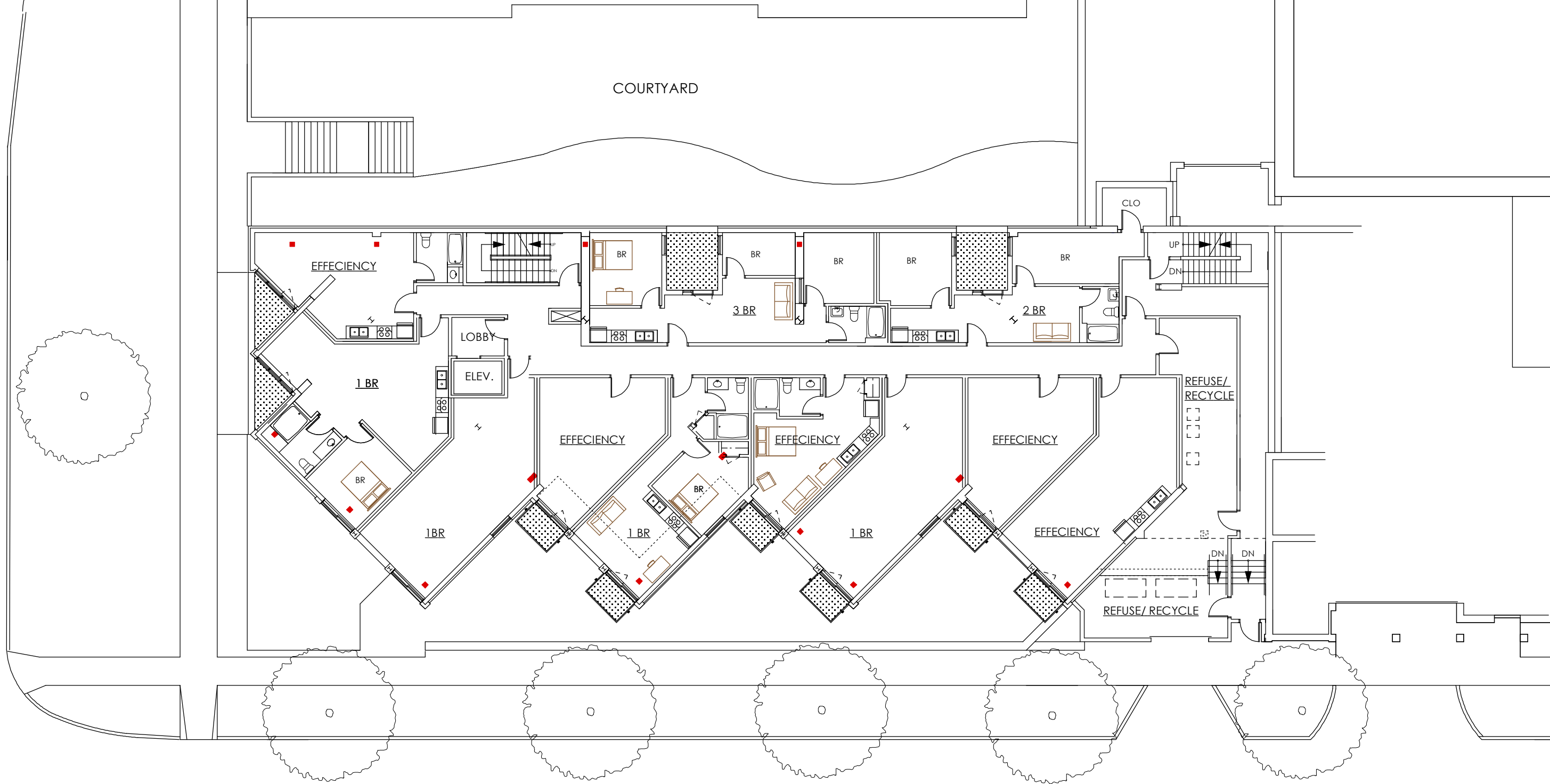
4/1/08

Project No. \_\_\_\_\_ Date 3/18/08  
SHEET NO. 5

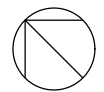


WEST WASHINGTON AVENUE

COURTYARD



SOUTH HENRY STREET



2ND FLOOR PLAN

0 8' 16' 32' 64'

PROJECT BUILDING REMODEL & ADDITION  
31 South Henry Street, Madison, WI

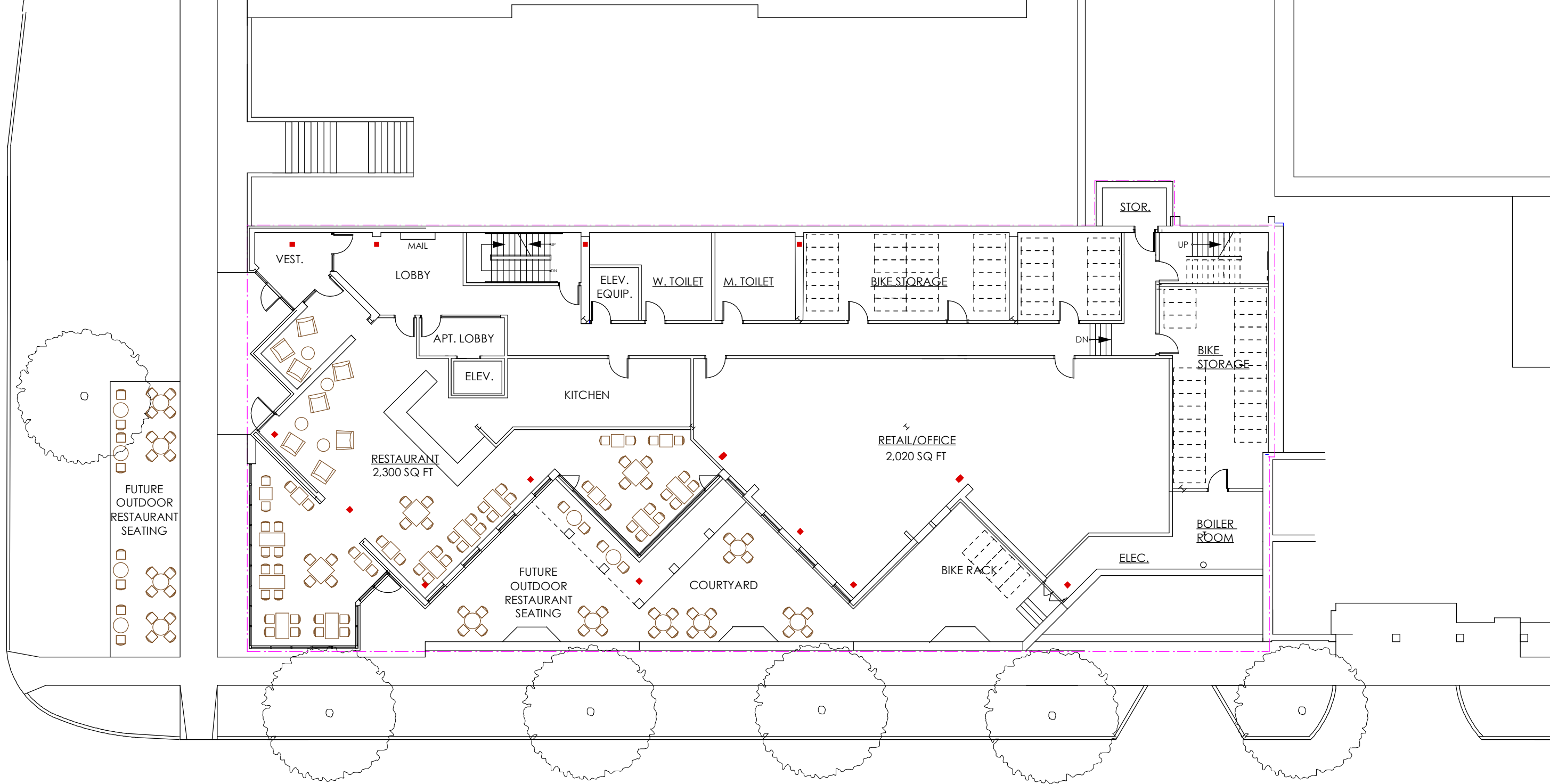
ARCHITECT DAVID FERCH,  
ARCHITECTS  
2704 Gregory Street,  
Madison, WI 53711  
608.238.6900 FAX 608.233.9171

No.	Date	Revision
1	4/1/08	

DATE	00811	3/18/08
Project No.		
SHEET NO.		



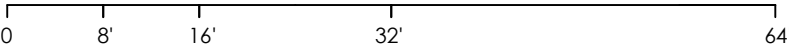
WEST WASHINGTON AVENUE



SOUTH HENRY STREET



1ST FLOOR PLAN

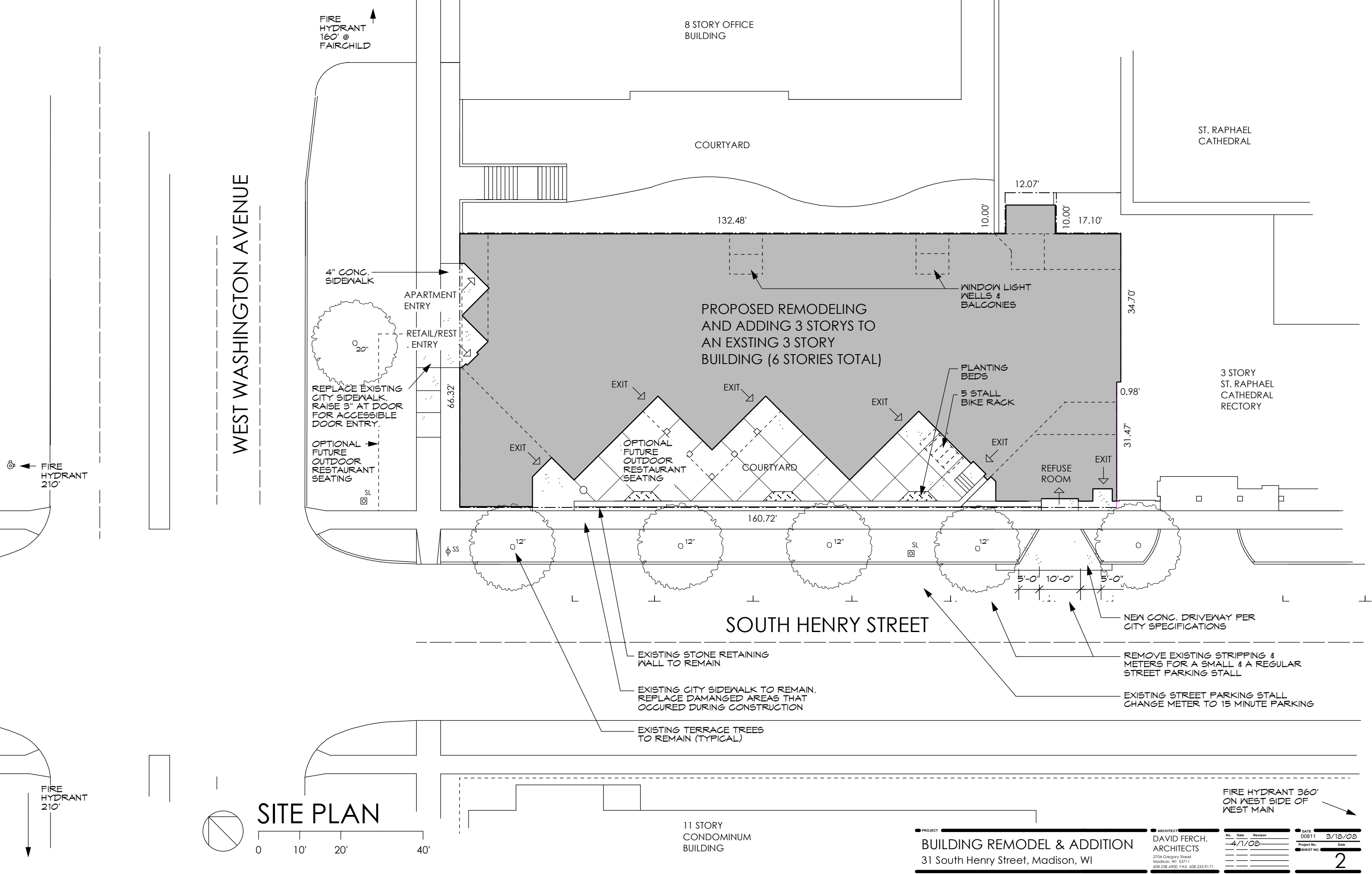


PROJECT BUILDING REMODEL & ADDITION  
31 South Henry Street, Madison, WI

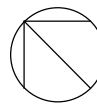
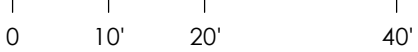
ARCHITECT DAVID FERCH,  
ARCHITECTS  
2704 Gregory Street,  
Madison, WI 53711  
608.238.6900 FAX 608.233.9171

No.	Date	Revision
1	4/1/08	

DATE	00811	3/18/08
Project No.		
SHEET NO.		3



SITE PLAN



PROJECT		ARCHITECT		DATE	
BUILDING REMODEL & ADDITION		DAVID FERCH, ARCHITECTS		00811 3/18/08	
31 South Henry Street, Madison, WI		2704 Gregory Street, Madison, WI 53711 608.238.6900 FAX 608.233.9171		Project No. _____ Date _____	
				SHEET NO. 2	