

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

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 1st 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.

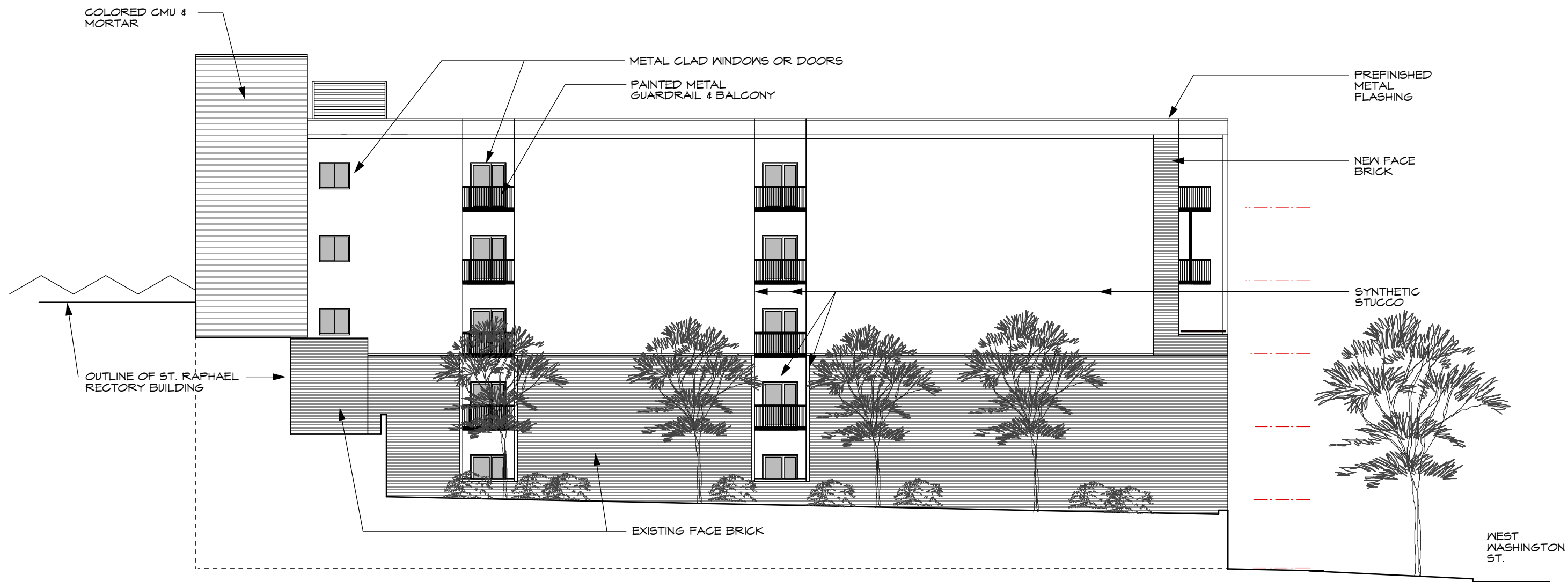
The development schedule is to finish construction drawings and begin construction in June, with the building available for occupancy in January 2009.

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

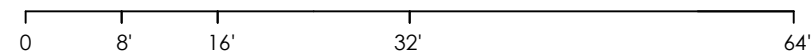
Sincerely,

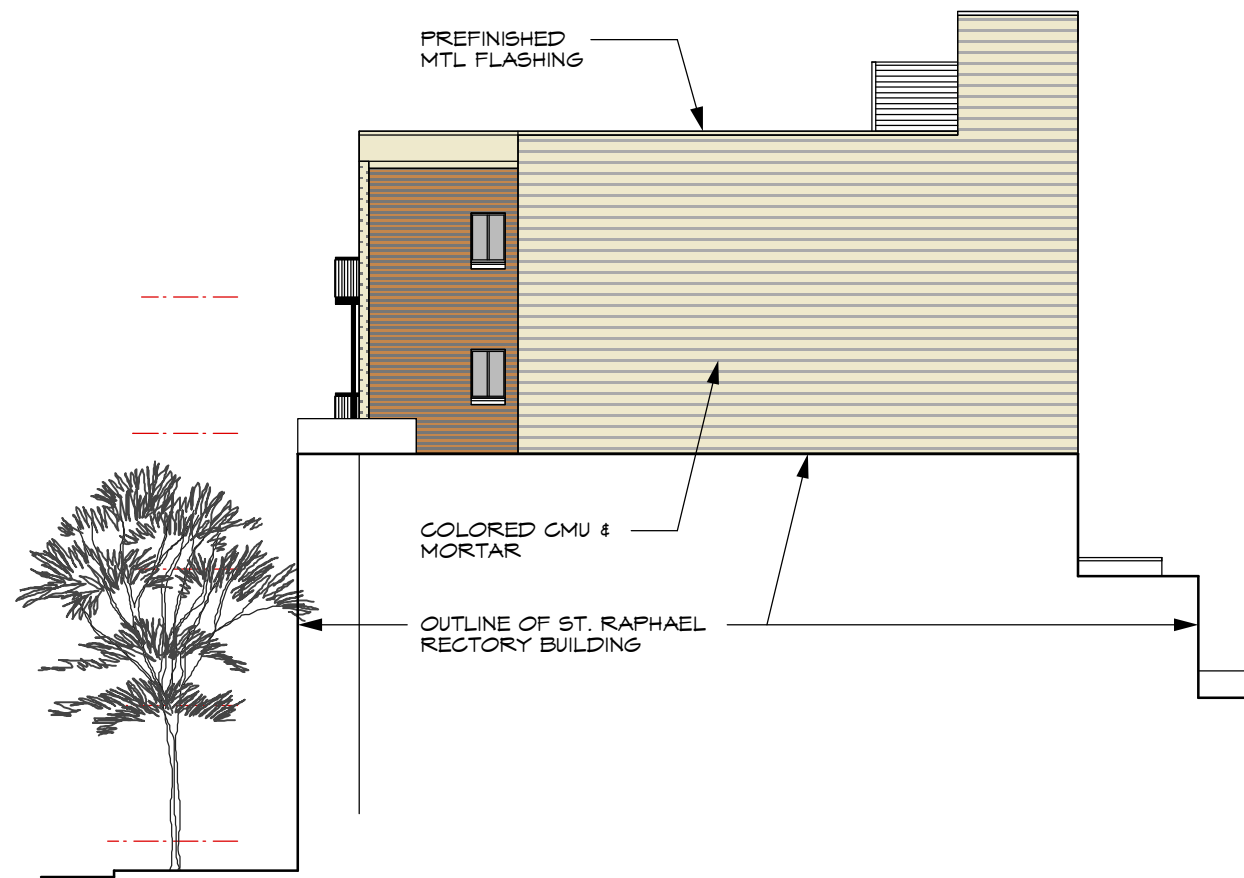


David A. Ferch



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





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

0 8' 16' 32' 64'



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

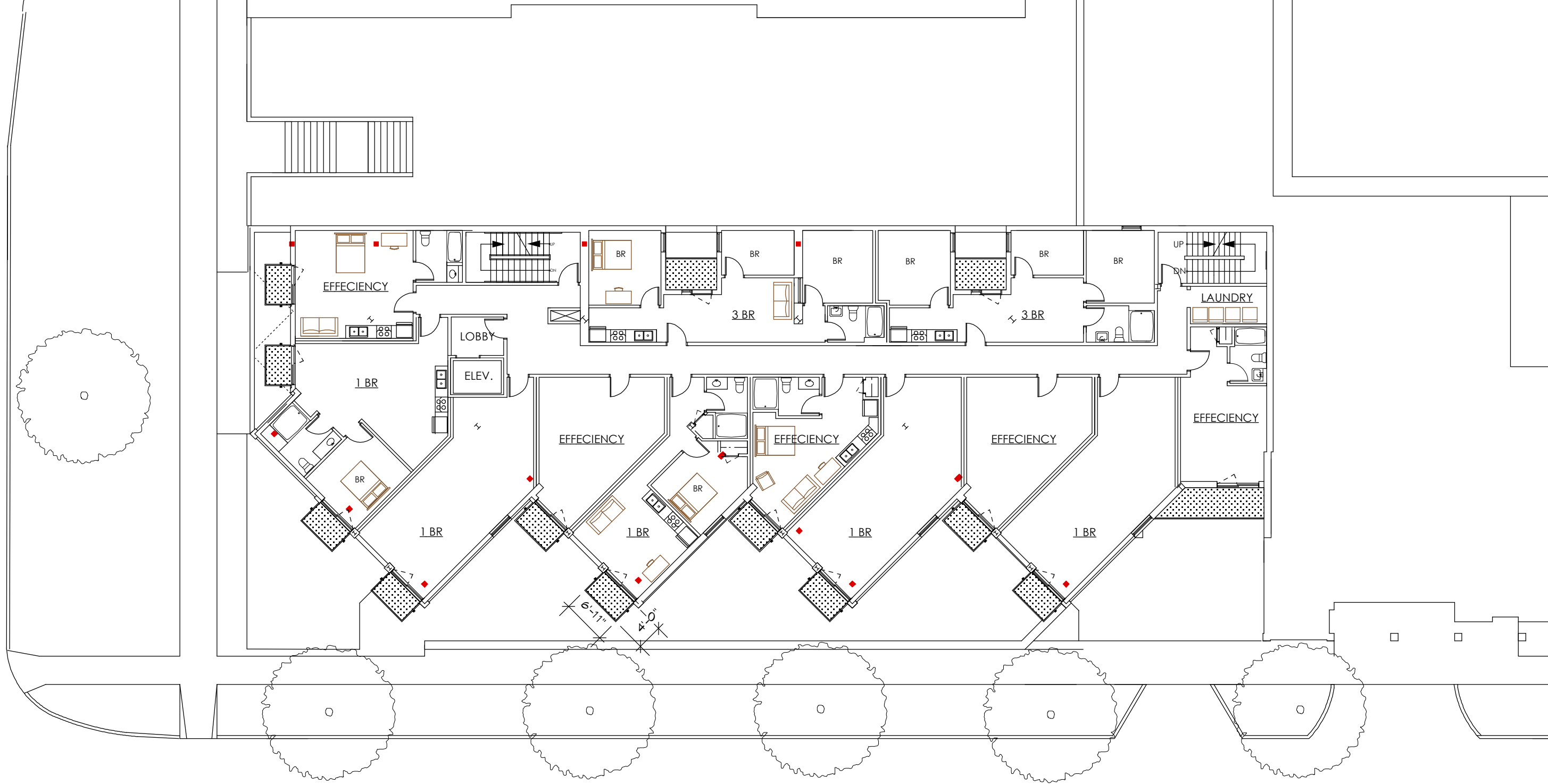
No.	Date	Revision
1	4/1/08	

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



- 1 COVER SHEET
- 2 SITE PLAN
- 3 1ST FLOOR PLAN
- 4 2ND FLOOR PLAN
- 5 3RD FLOOR PLAN
- 6 4TH-6TH FLOOR PLAN
- 7 HENRY STREET ELEVATION
- 8 W. WASHINGTON ST. ELEVATION
- 9 NORTH ELEVATION
- 10 PERSPECTIVE SKETCH
- 11 PHOTO OF EXISTING BUILDING

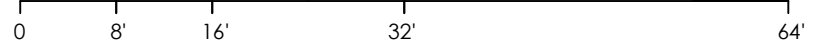
WEST WASHINGTON AVENUE



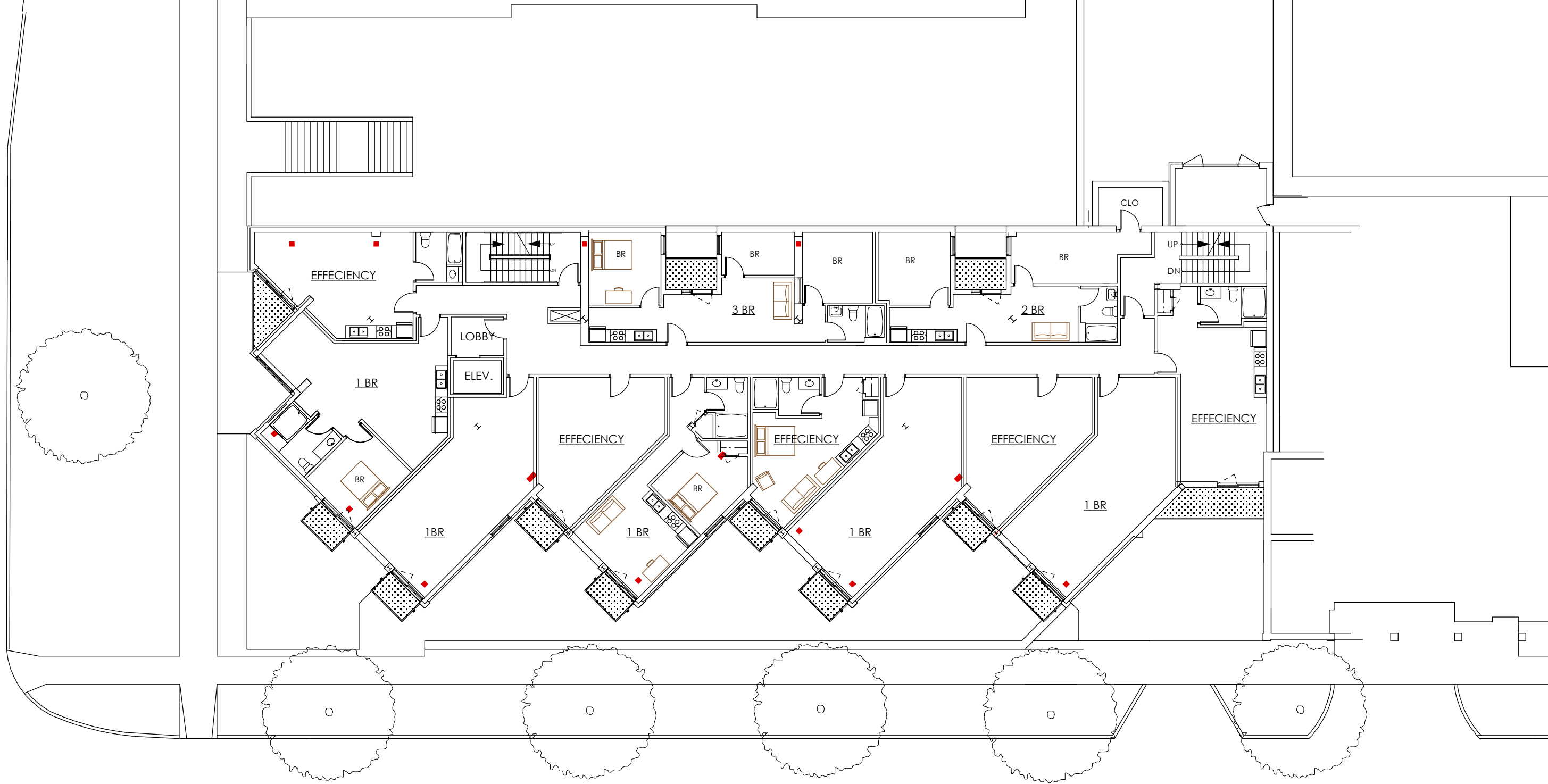
SOUTH HENRY STREET



4TH-6TH FLOOR PLAN



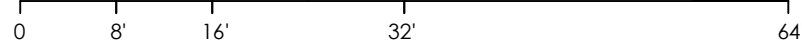
WEST WASHINGTON AVENUE



SOUTH HENRY STREET

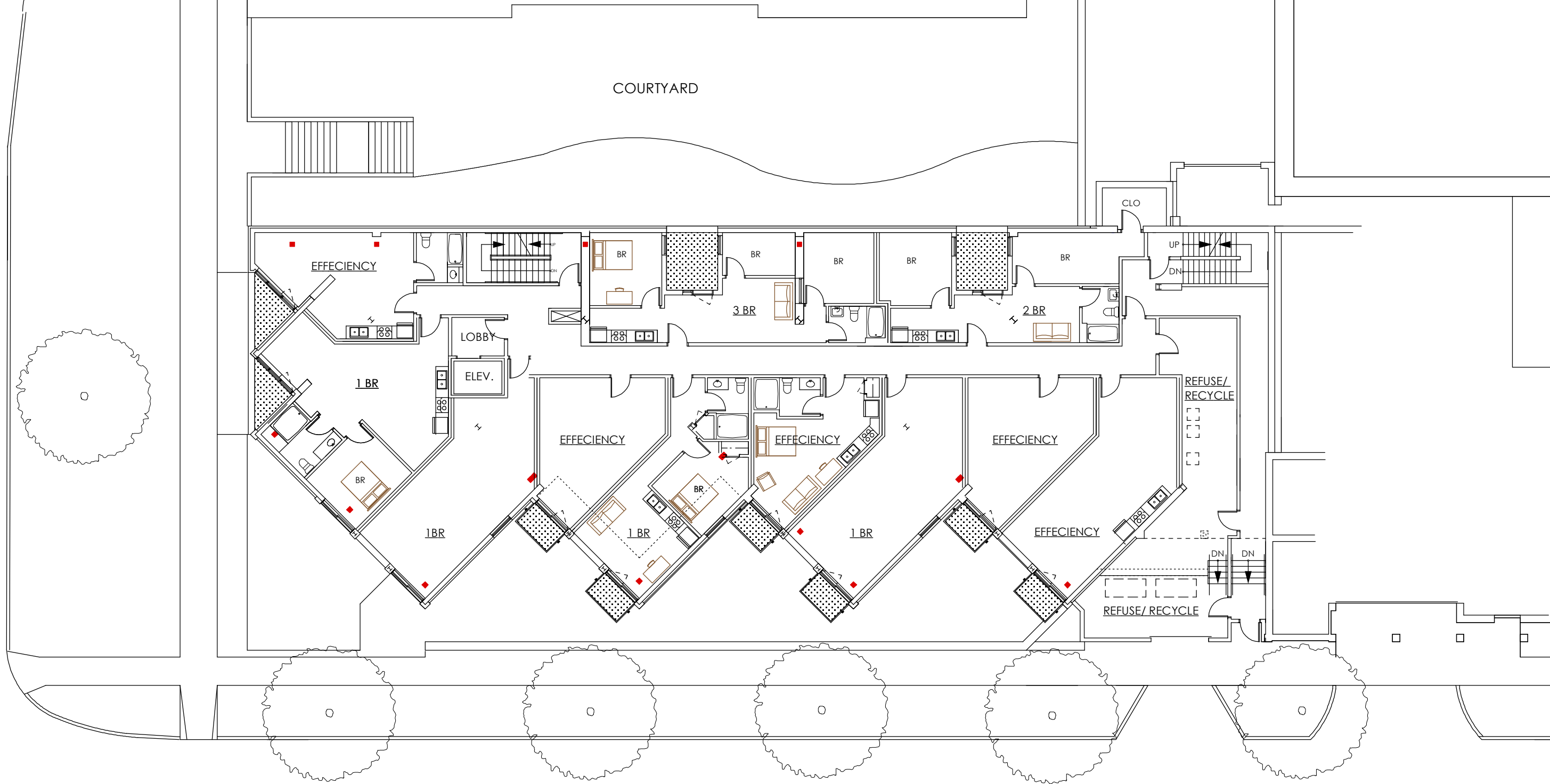


3RD FLOOR PLAN

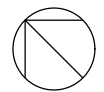


WEST WASHINGTON AVENUE

COURTYARD



SOUTH HENRY STREET



2ND FLOOR PLAN

0 8' 16' 32' 64'

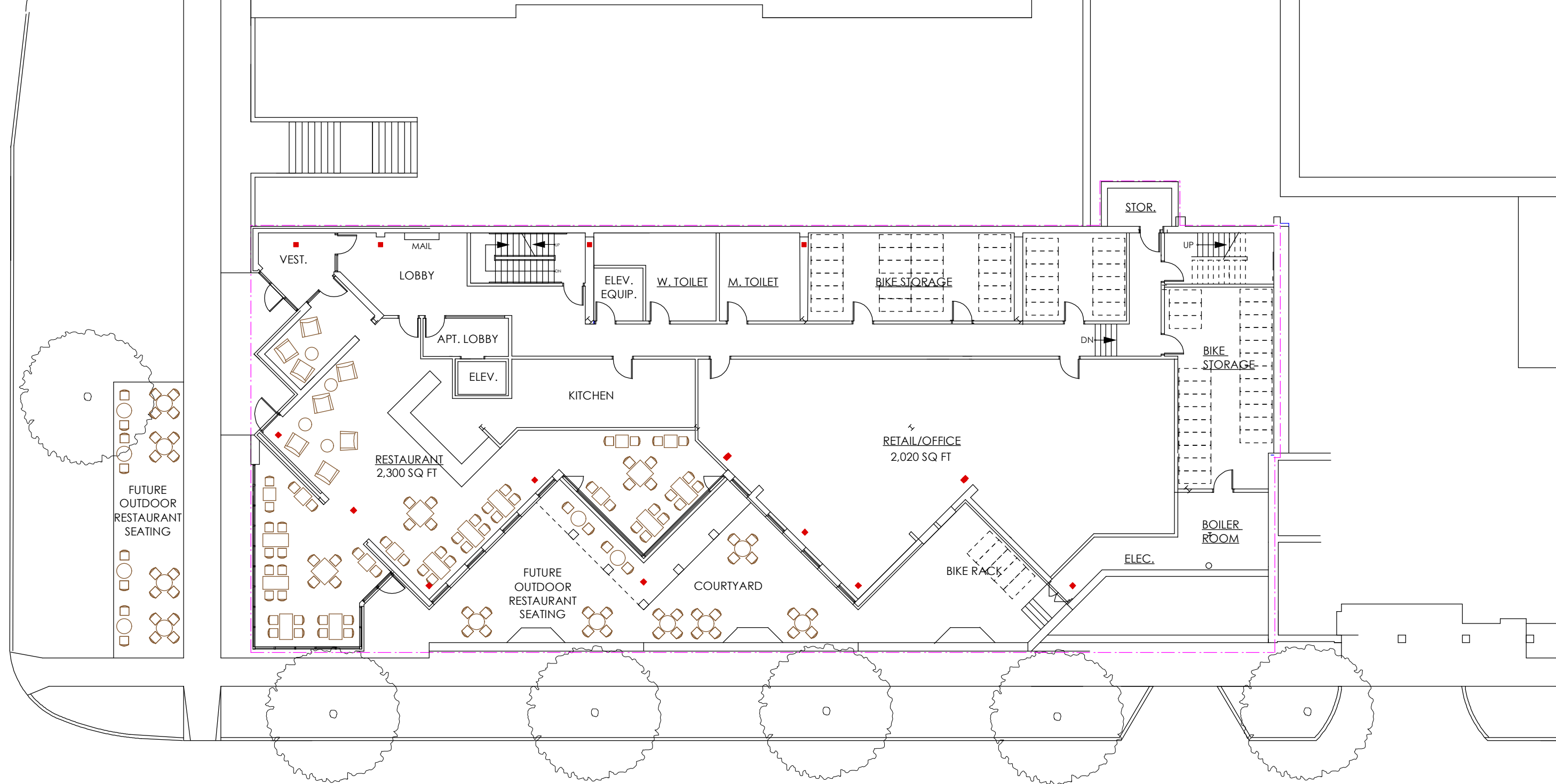
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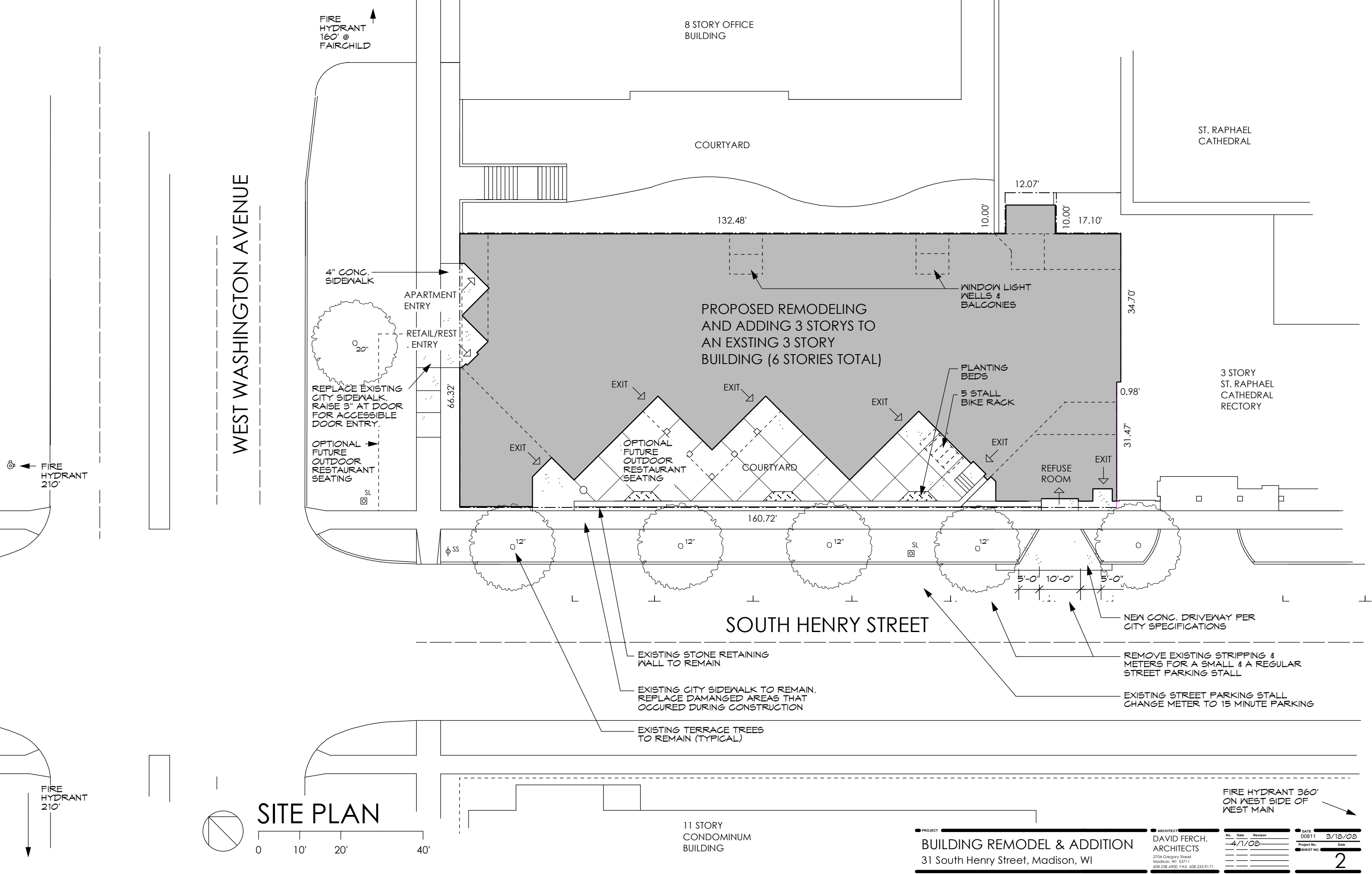
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SHEET NO.		

WEST WASHINGTON AVENUE



SOUTH HENRY STREET



SITE PLAN

0 10' 20' 40'

11 STORY
CONDOMINIUM
BUILDING

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

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ARCHITECTS
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Madison, WI 53711
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DATE	3/18/08
Project No.	
SHEET NO.	2