



Location  
204 W. Main St & 31 S. Henry St

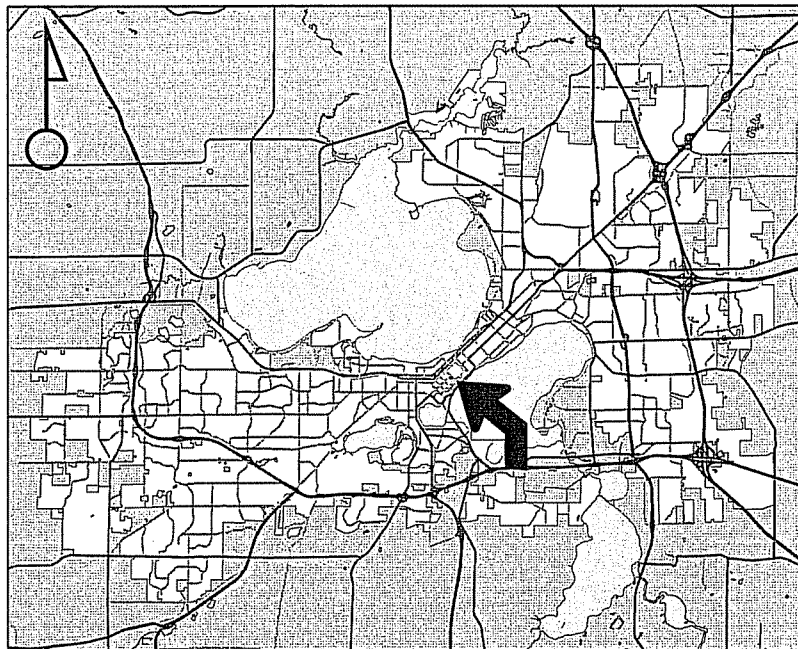
Project Name  
Demolition of Rectory & School

Applicant  
Kevin Phelan - Diocese of Madison/  
Robert Shipley - BMZ Architects

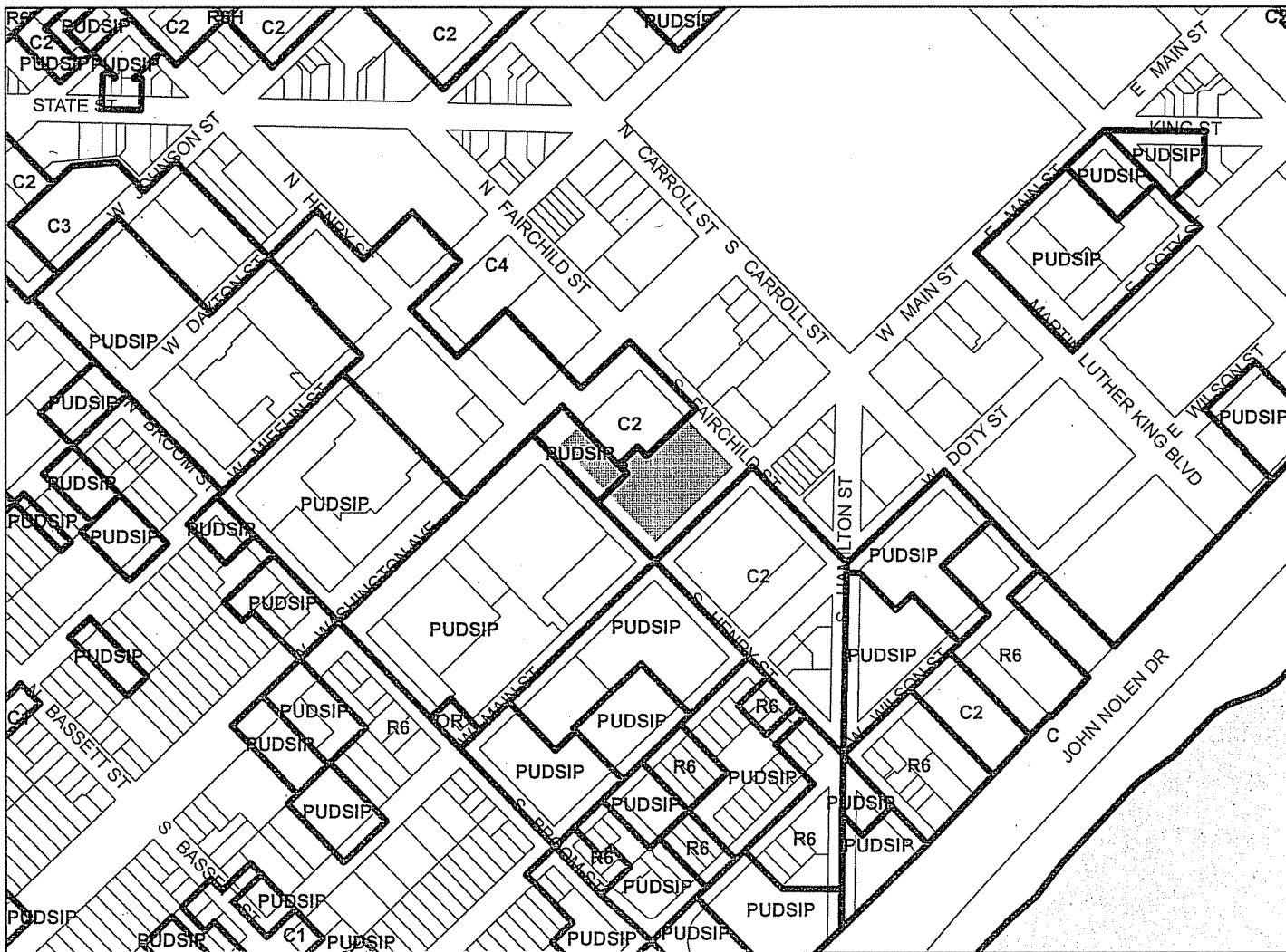
Existing Use  
Vacant rectory building and  
school building

Proposed Use  
Demolish rectory and school  
with no proposed alternative use

Public Hearing Date  
Plan Commission  
19 March 2012

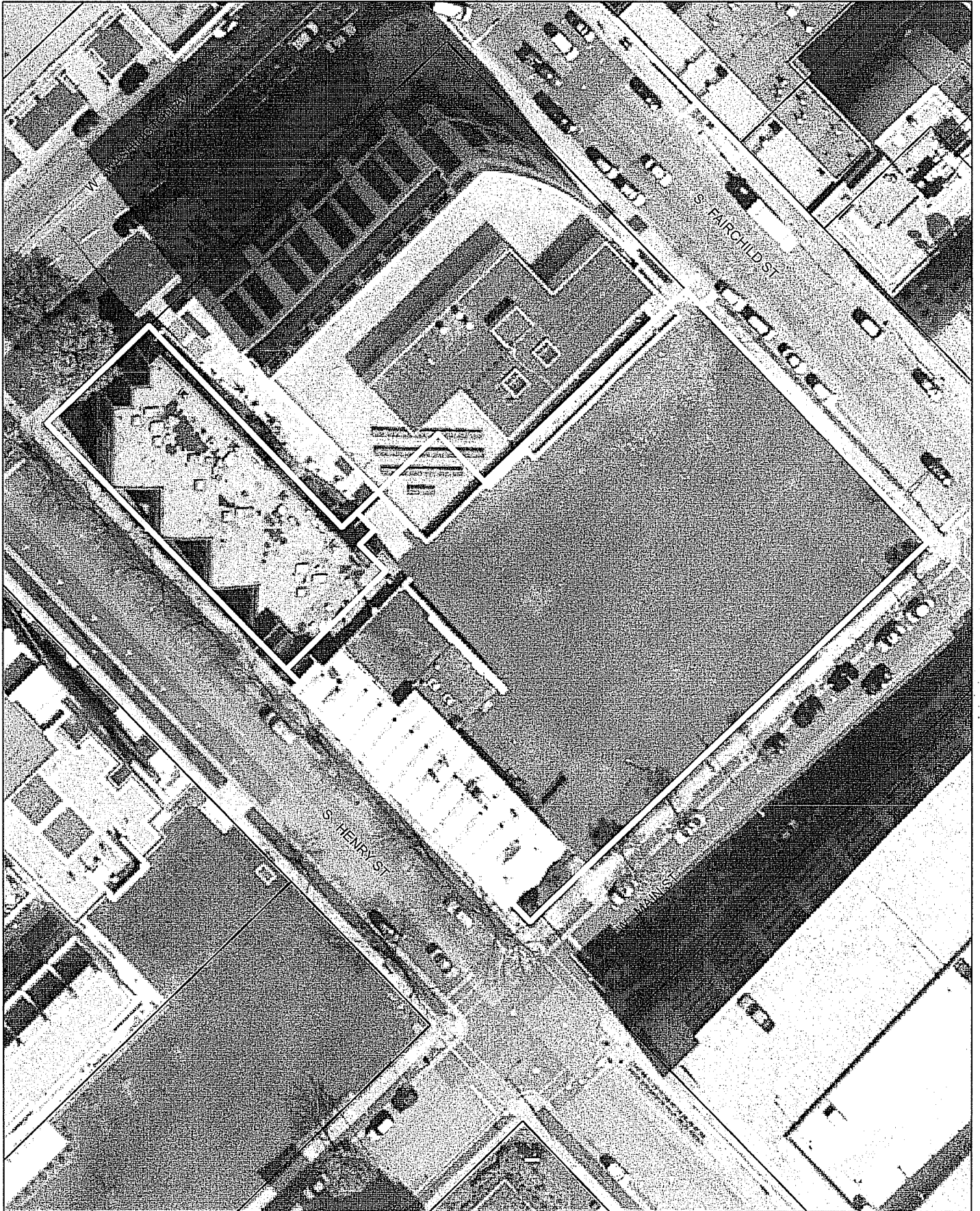


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 March 2012





# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descripl. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Nbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 204 West Main Street, Madison **Project Area in Acres:** 1.31

**Project Title (if any):** Demolition of Rectory and School Building

2. **This is an application for:**

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b>	<input type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b>
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP
	<input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b> <input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Kevin Phelan Company: Diocese of Madison  
Street Address: 702 South High Point Road City/State: Madison, WI Zip: 53719  
Telephone: (608) 821 3162 Fax: (608) 821 3013 Email: Kevin.Phelan@straphael.org

Project Contact Person: Robert Shipley Company: BWZ Architects  
Street Address: 2211 Parmenter St. City/State: Middleton, WI Zip: 53562  
Telephone: (608) 831 2900 Fax: (608) 831 5800 Email: bshipley@bwzarchitects.com

Property Owner (if not applicant): Same as Applicant  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_

To demolish existing Rectory and School Building on site.

Development Schedule: Commencement April 1, 2012 Completion May 31, 2012

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 500 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

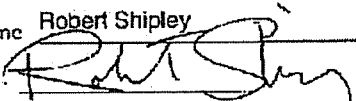
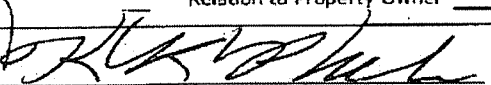
**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of NA Plan, which recommends: \_\_\_\_\_ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Alder. Verveer and Davy Mayer, Capitol Neighborhoods, January 5, 2012
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
  - Planning Staff: Tim Parks Date: 7/21/11 Zoning Staff: Matt Tucker Date: 7/21/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Robert Shipley Date February 7, 2012  
 Signature  Relation to Property Owner \_\_\_\_\_ Contact Person \_\_\_\_\_  
 Authorizing Signature of Property Owner  Date 2/7/12

# BWZ

February 9, 2012

Mr. Bradley J. Murphy, Director  
Department of Planning and Development  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

Re: **Letter of Intent**  
Demolition Permit  
St. Raphael Cathedral Site  
204 West Main Street, Madison, WI

Dear Mr. Murphy,

We hereby submit on behalf of the Diocese of Madison this Land Use Application for a Demolition Permit for the St. Raphael Site at 204 West Main Street, Madison, WI. Our intent is to demolish the two remaining existing structures on the site including the St. Raphael Rectory at 204 West Main Street and the Existing School Building at 31 South Henry Street. This will allow the Diocese to proceed with the development of plans to build a new Cathedral and maximize utilization of this site.

**The Name of the Project:**

Demolition of Rectory and School Building

**Construction Schedule:**

Begin Demolition: April 2, 2012

Complete Demolition: May 31, 2012

**Description of Existing Conditions:**

The original St. Raphael Cathedral was demolished in 2008 due to excessive damage cause by a previous fire. The two remaining structures, constructed in the 1960'd, have been unoccupied for over ten years, are in disrepair, have original, inefficient, building systems, do not meet current ADA standards, and, in the case of the Rectory, contain ACM. The School Building has been gutted by a previous owner as shown in the attached photos in the plans. The buildings are not suitable for occupancy in the present state.

BWZ Architects  
2211 Parmenter Street  
Middleton, Wisconsin 53562  
V 608.831.2900, F 608.831.5800

**Names of People Involved:**

Owner	Kevin Phelan Chancellor Diocese of Madison 702 South High Point Road Madison, WI 53719 608-821-3162
Project Manager & Contractor	Mark Landgraf Landgraf Construction 5964 Executive Drive Madison, WI 53719 608-274-9470
Architect & Project Contact	Robert Shipley, AIA BWZ Architects 2211 Parmenter Street Middleton, WI 608-831-2900
Civil Engineering	Ryan Quam PE Quam Engineering, LLC 4604 Siggelkow Road, Suite A McFarland, WI 53558 608-838-7750
Landscape Design	Chuck Possehl The Bruce Company 2830 Parmenter Street Middleton, WI 608-836-7041

**Key Project Attributes:**

Lot Size: 56,949 SF

**Site Development:**

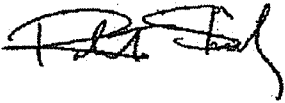
A licensed abatement contractor will first remove ACM from the Rectory and any remaining in the School. Both building will be demolished. Utilities will be capped at the point of entry into the buildings. The site will be graded, seeded, and landscaped with community gardens as shown on the plans. Existing trees and adjacent trees in the sidewalk terrace will be protected during construction and maintained. The site will drain to an existing storm catch basin in the northwest corner of the site. The limestone site wall with guardrail along Henry Street will be maintained and a new guardrail will be installed to match existing to protect the south terrace of the Tommy G. Thompson building as shown on the plans. The exposed concrete retaining wall on the south side of the Thompson building will be faced with troweled cementitious coating.

**Legal Description:**

NE 1/4 of the NE 1/4, Section 23, 17N, R9E,  
City of Madison, Dane County, Wisconsin,  
Being Lots 1, 6, 7, 8, 9,10, and part of Lot 5, Block 67, Original Plat of the City of Madison.

Please call or email with any questions regarding this submittal. We look forward to meeting with you and members of the Commission to advance this demolition project.

Sincerely,

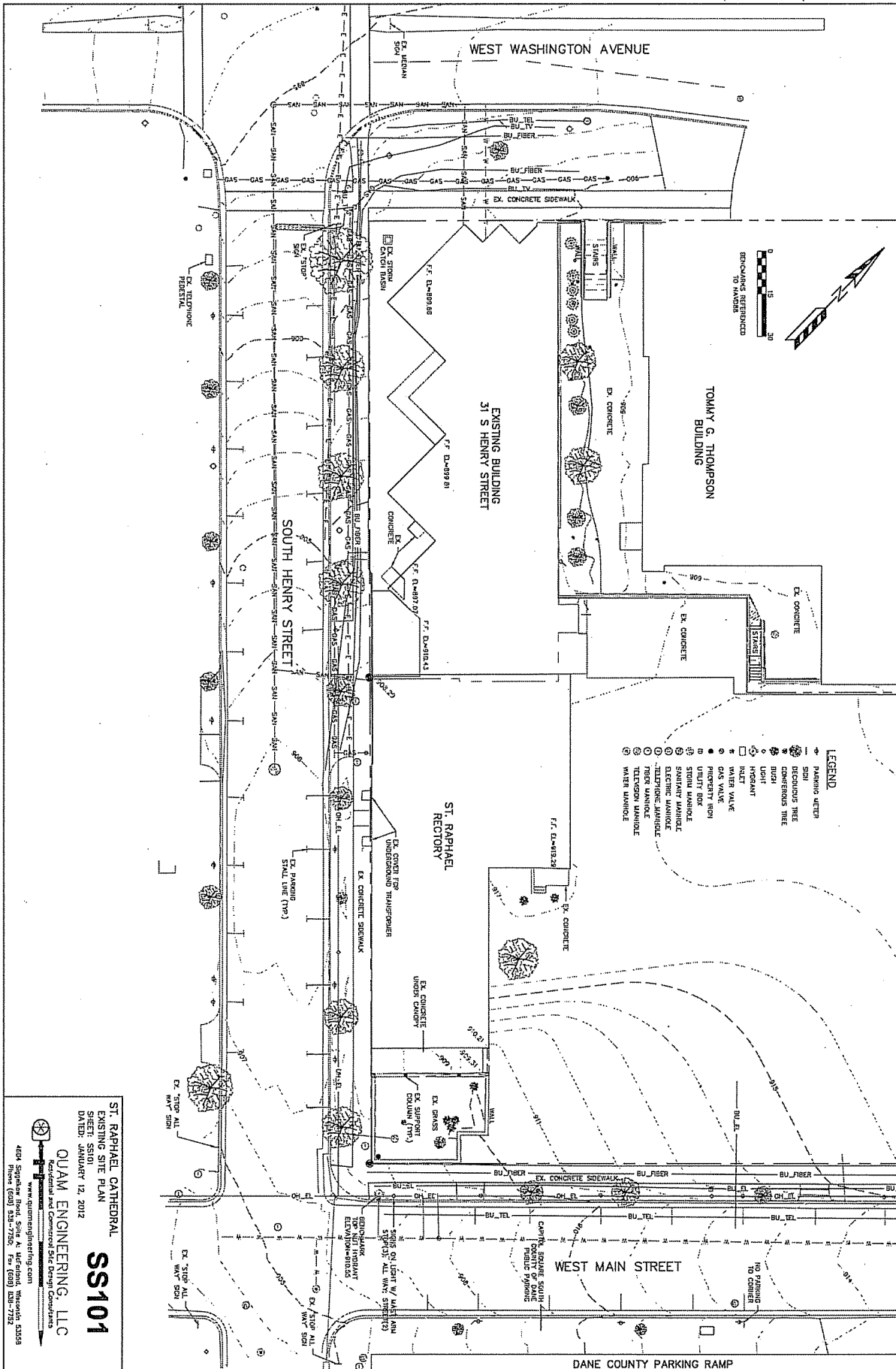


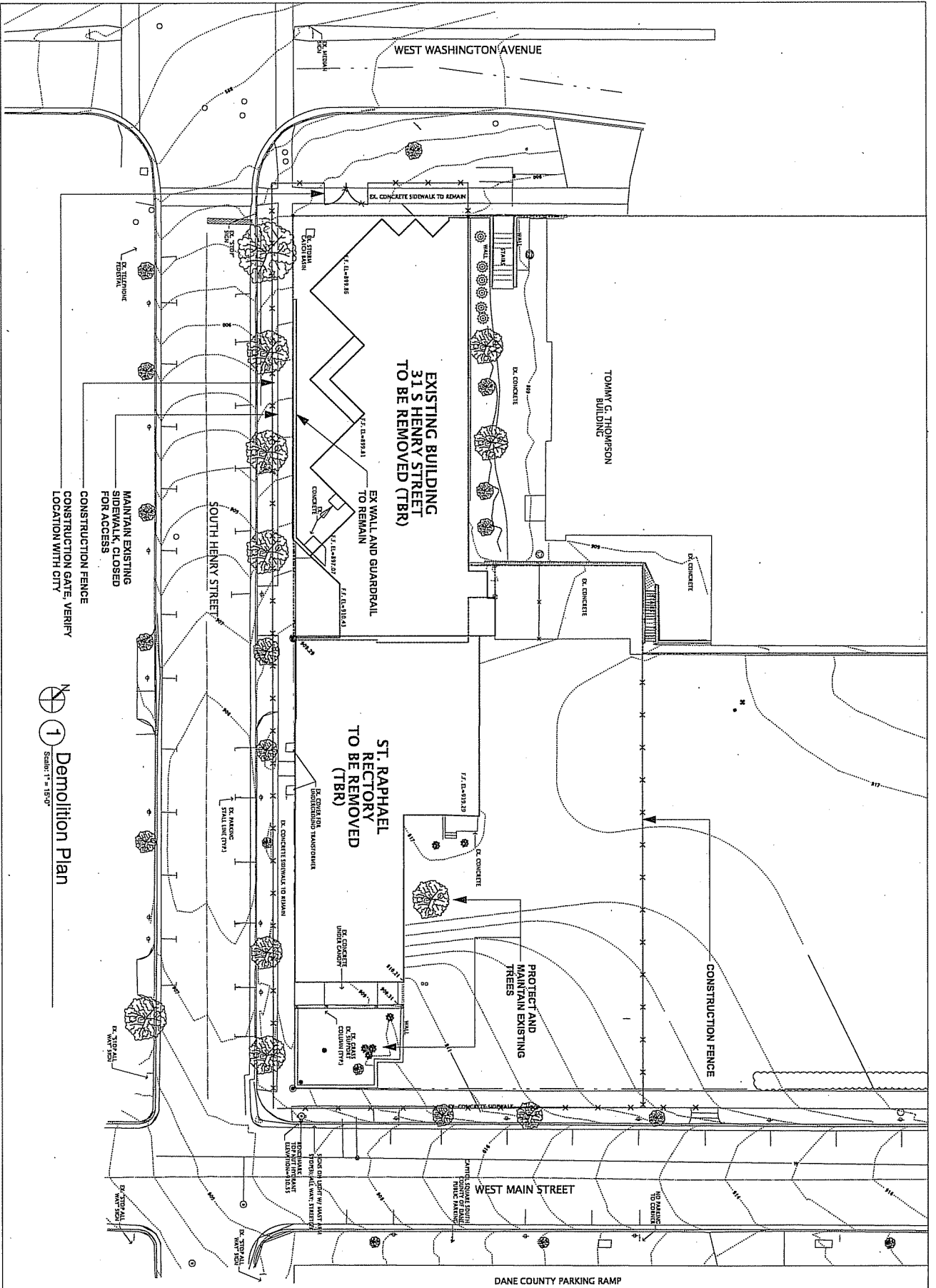
Robert Shipley  
BWZ Architects  
Project Contact











CONSTRUCTION FENCE  
 MAINTAIN EXISTING  
 SIDEWALK, CLOSED  
 FOR ACCESS  
 CONSTRUCTION GATE, VERIFY  
 LOCATION WITH CITY

Demolition Plan  
 Scale: 1" = 15'-0"

General Notes:

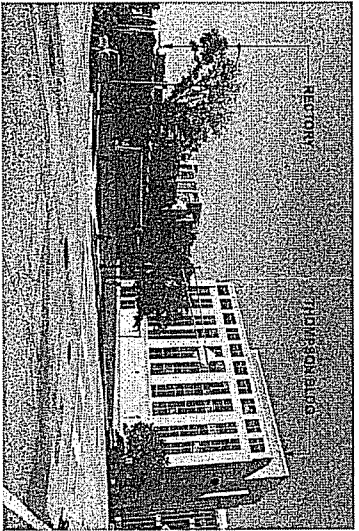
NO.	DATE	DESCRIPTION

Consultant 1:  
 Consultant 2:

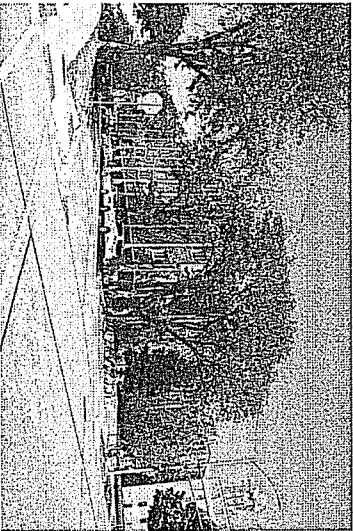
Demolition of  
 Rectory & School  
 Building  
 2211 W. Main St.  
 Madison, WI

Architect:  
**BWZ**  
 Architects  
 2211 Remondino Street  
 Madison, WI 53704  
 608.261.5200  
 www.bwzarchitects.com

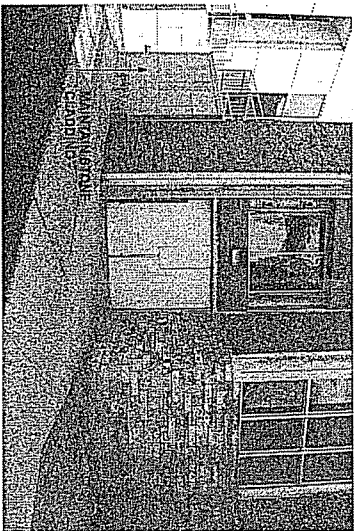
DATE: 08/27/2018  
 TIME: 11:15 AM  
 DRAWN BY: JACOB ANDREWS  
 CHECKED BY: JACOB ANDREWS  
 PROJECT NO.: D101  
 SHEET NO.: 1 OF 1  
 CLIENT: BWZ



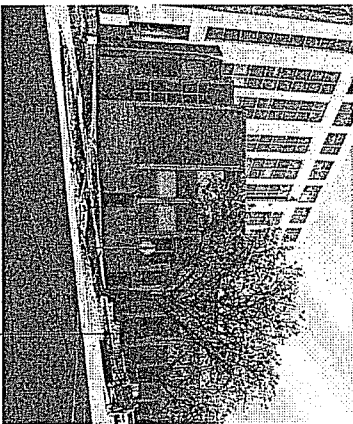
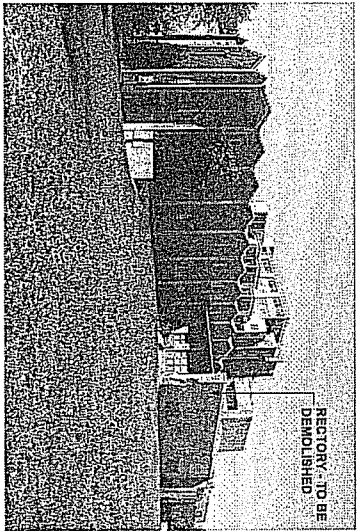
Factory



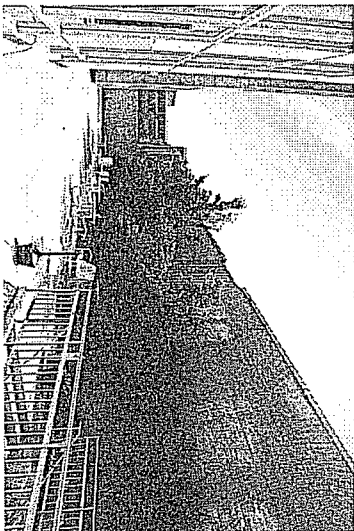
Factory



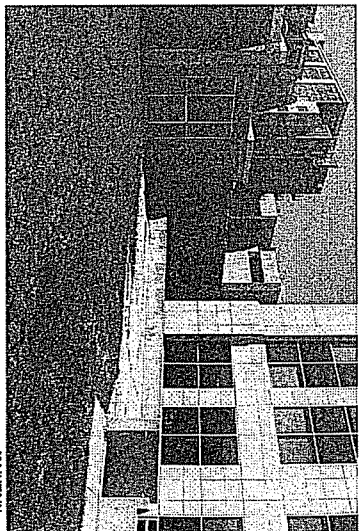
Terrace Connection



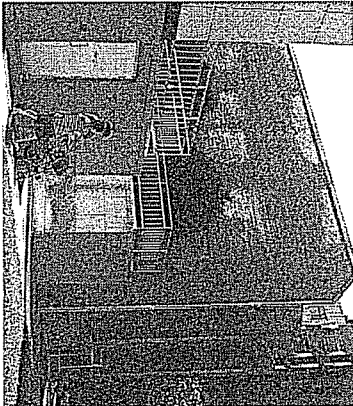
School



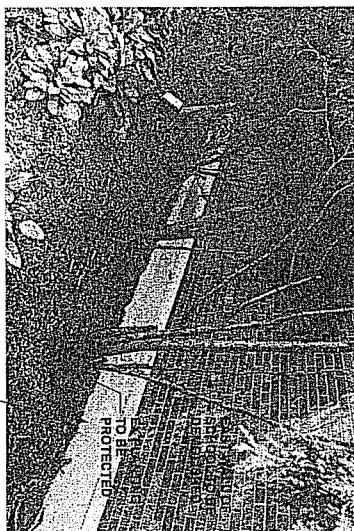
Thompson Building Terrace



MAINTAIN ANGLED RETURN WALL



MAINTAIN SIDEWALK AND GUARDRAIL



TO BE PROTECTED  
COPING AT TOP OF WALL TO BE MAINTAINED

General Notes:

1. THE ARCHITECT AND ENGINEER HAS VISITED THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE EXISTING CONDITIONS MAY BE DIFFERENT FROM THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS. THE ARCHITECT AND ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		

Consultant 2:

Consultant 1:

Demolition of Rectory & School Building  
221 N. Park St.  
Duluth, MN 55812

Site Photographs - Exterior

Architect:  
**BWZ**  
Architects

2211 Parkhurst Blvd.  
Duluth, MN 55812  
Tel: 218/826-1500  
www.bwzarchitect.com

Project No:	1077
Date:	06/2012
Site:	2211 Parkhurst Blvd. Duluth, MN 55812
Architect:	BWZ ARCHITECTS
Project Name:	DEMOLITION OF RECTORY & SCHOOL BUILDING
File Path:	PROJECTS\1077\1077_062012
File Name:	1077_062012

D102

BWZ

The Architect and Engineer represent a separate firm from the contractor. The contractor is responsible for the safety of all workers on the job site. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for the safety of all workers on the job site. The contractor shall be responsible for the safety of all workers on the job site.

No.	Date	Revision
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Consultant 1:  
Consultant 2:

**Demolition of Rectory & School Building**  
204 W. Main, St. Albans, VT

**Site Photographs - Interior**

Architect:  
**BWZ** Architects  
2311 Huntington Street  
Montpelier, Vermont 05602  
www.bwzarchitects.com

Project Name: 20000 Main Street  
Date: 05/01/11  
Architect: BWZ Architects  
Project Number: 20000 Main Street  
Site Number: 20000 Main Street  
Site Name: 20000 Main Street

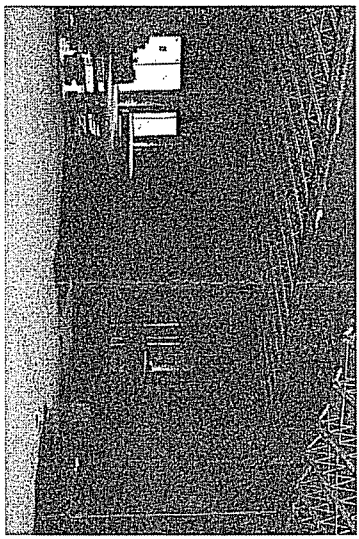
Photo Credit: BWZ  
D103  
© BWZ



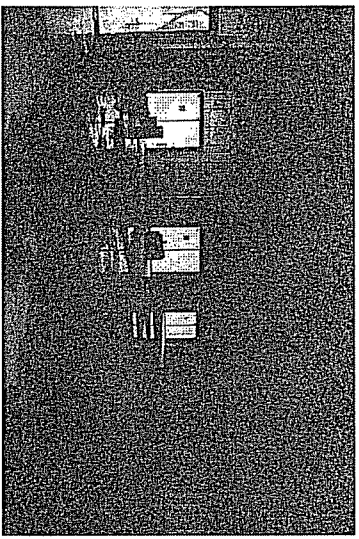
○ School Interior



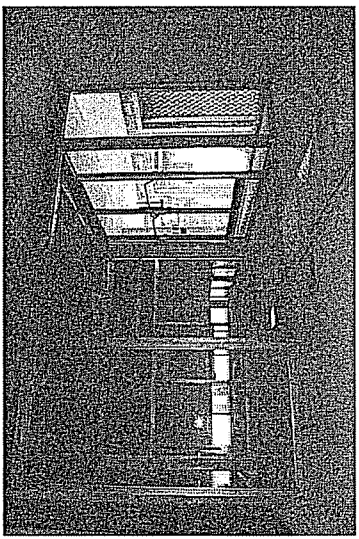
○ School Interior



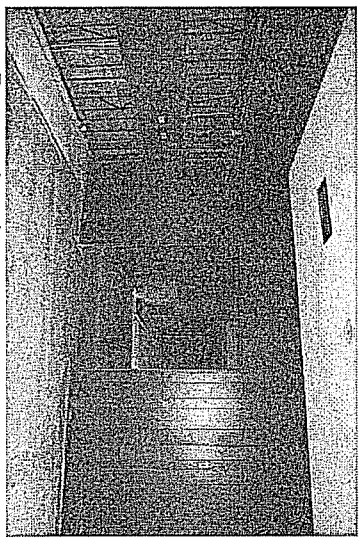
○ School Interior



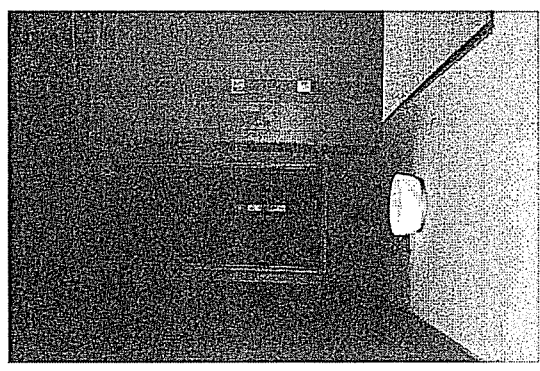
○ School Interior



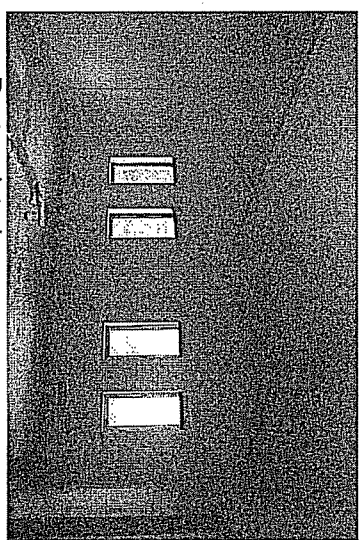
○ Rectory Interior



○ Rectory Interior

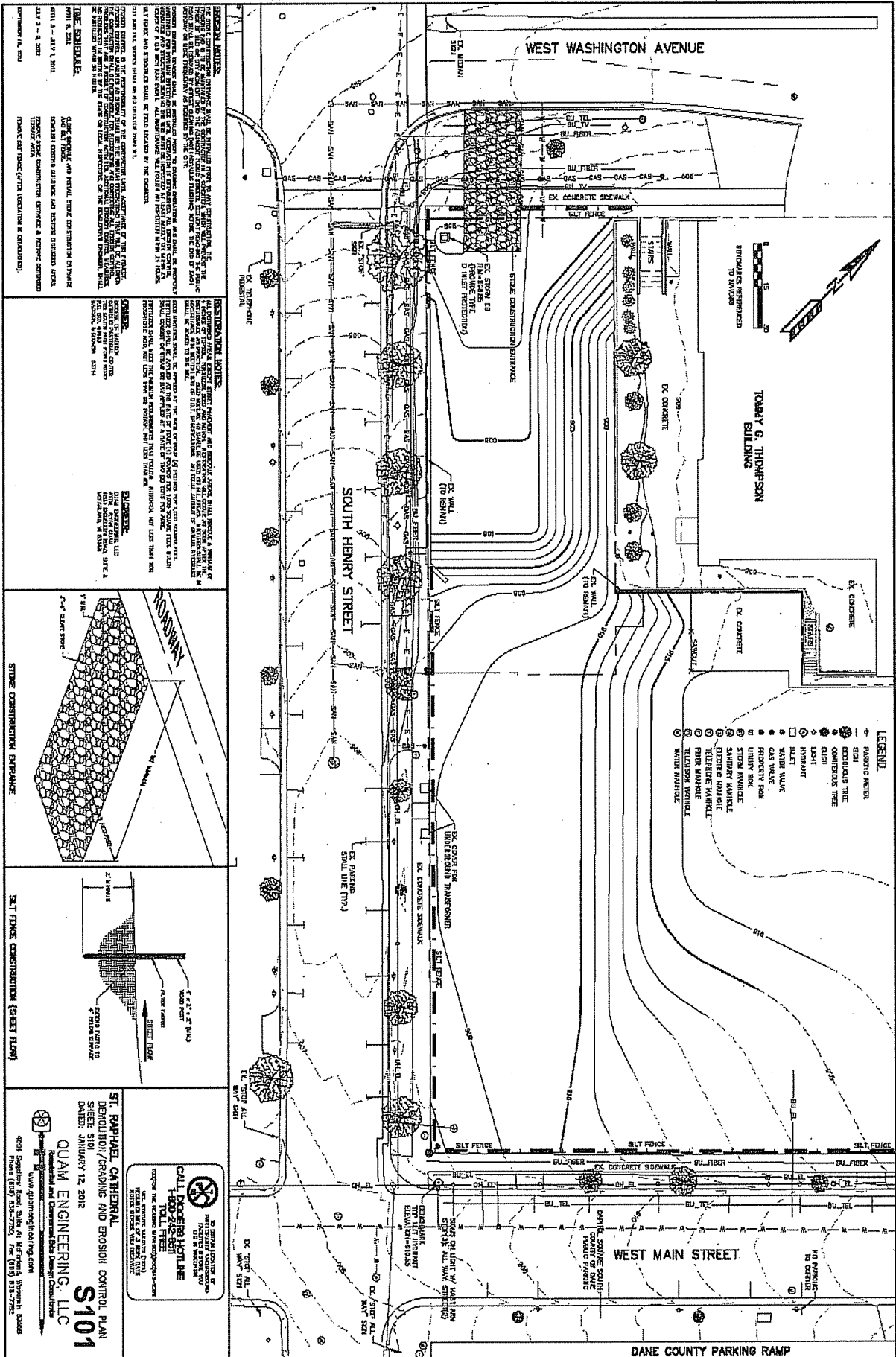


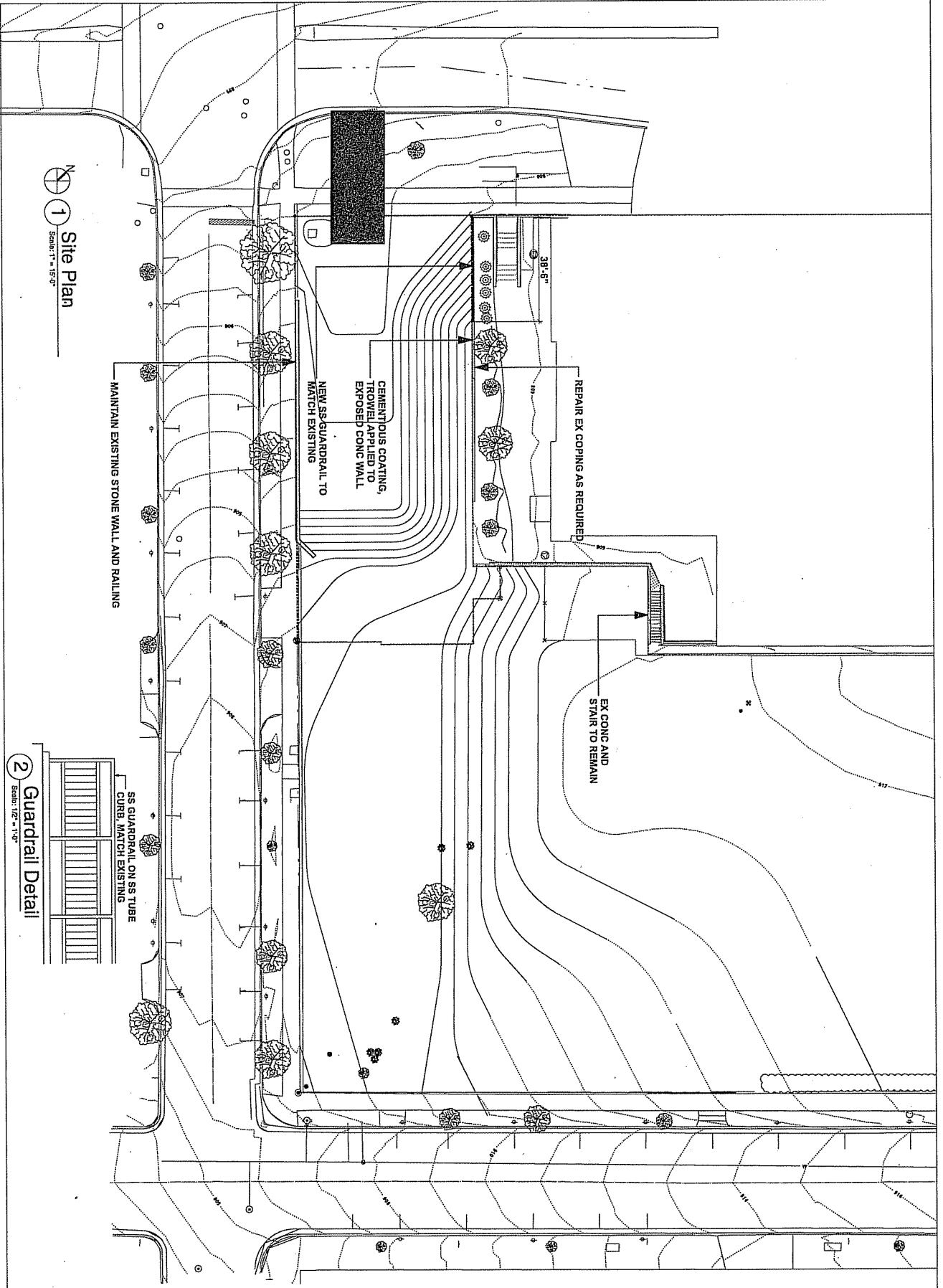
○ Rectory Interior



○ Rectory Interior



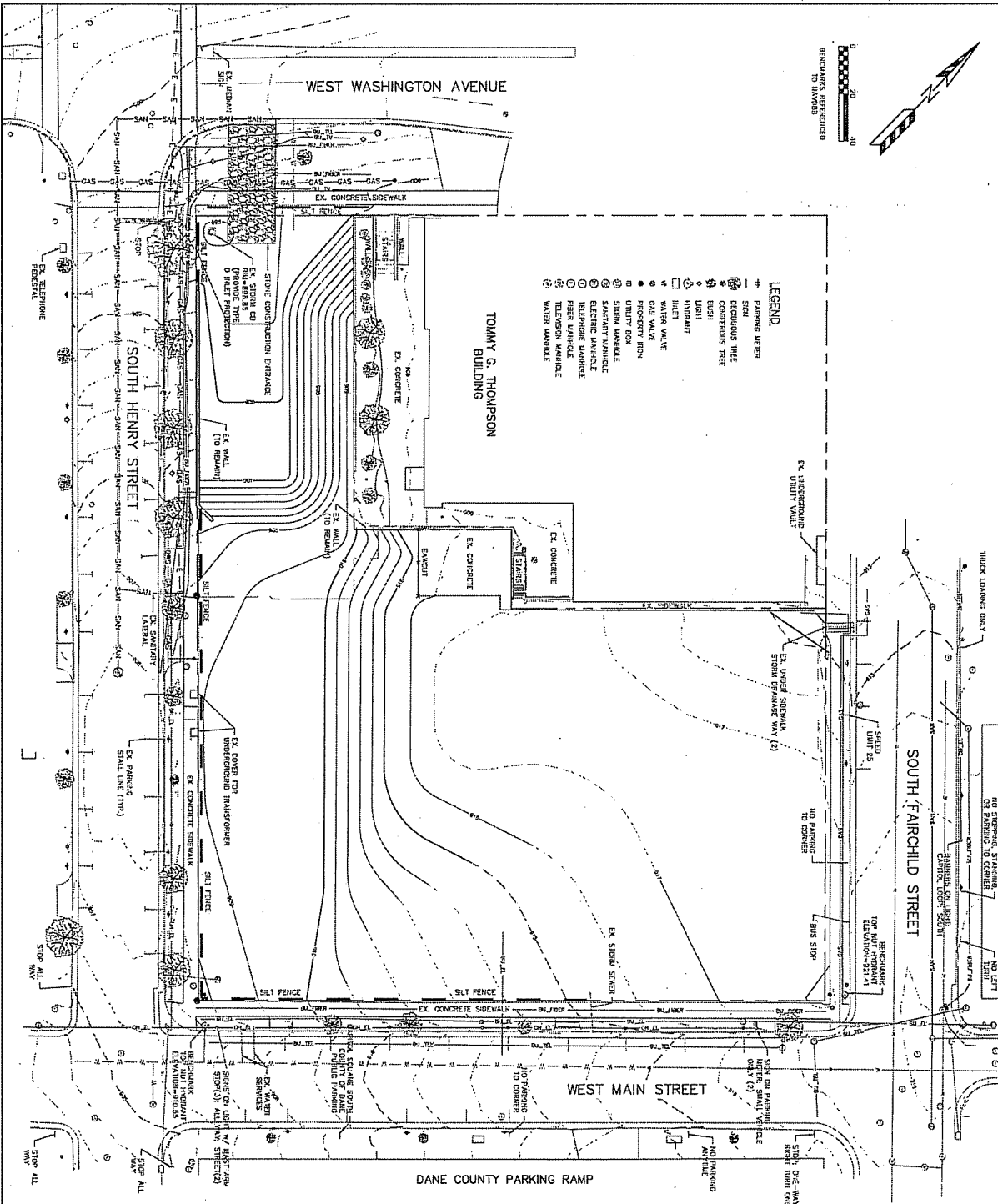




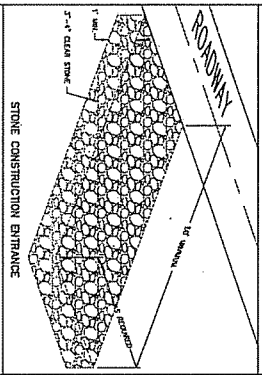
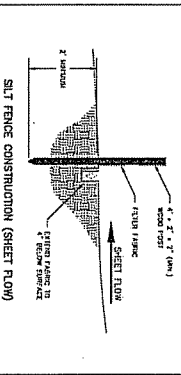
Site Plan  
Scale: 1" = 15'-0"

Guardrail Detail  
Scale: 1/2" = 1'-0"

Drawn: Robert Checked: E: Consultant: E: Consultant: E: Date: 1-15-09 Scale: 1" = 15'-0" Project: S102 DWG: 08/2		<b>Architect:</b> <b>BWZ</b> 2211 Pennsylvania Street Suite 100 Bethesda, MD 20814 www.bwzarchitect.com	<b>Demolition of Rectory &amp; School Building</b> 381 N. 44th St. Bethesda, MD	<b>Site Plan</b>
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**ST. RAPHAEL CATHEDRAL**  
**OVERALL GRADING AND EROSION CONTROL PLAN**  
**SHEET S103**  
 DATED: JANUARY 26, 2012  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A, McFarland, WI 53558  
 Phone: (608) 838-7750 Fax: (608) 838-7722



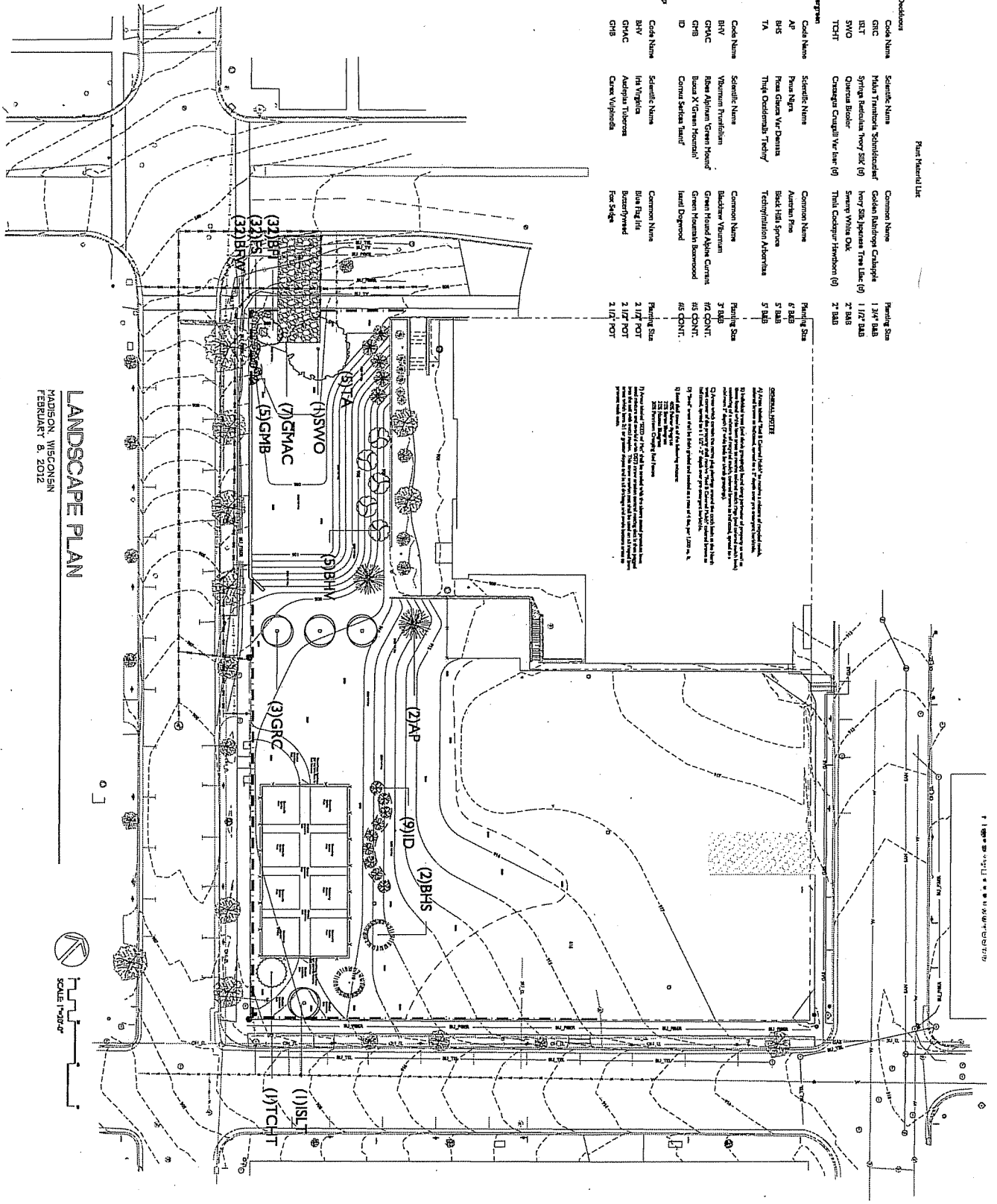
**RESTRICTION NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE DOT SPECIFICATIONS AND STANDARD DRAWINGS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES.  
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.  
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 4. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE ENGINEER.  
 5. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LOCAL MUNICIPALITY.  
 6. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE STATE OF WISCONSIN.  
 7. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE FEDERAL GOVERNMENT.  
 8. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL STANDARDS ASSOCIATION (ISO).

**THE SCHEDULE:**  
 DATE: JAN 26, 2012  
 PROJECT: ST. RAPHAEL CATHEDRAL OVERALL GRADING AND EROSION CONTROL PLAN  
 SHEET: S103

**EROSION NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE DOT SPECIFICATIONS AND STANDARD DRAWINGS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES.  
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.  
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 4. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE ENGINEER.  
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 6. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE STATE OF WISCONSIN.  
 7. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE FEDERAL GOVERNMENT.  
 8. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL STANDARDS ASSOCIATION (ISO).  
 9. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE).  
 10. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).  
 11. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE).  
 12. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE).  
 13. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).  
 14. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE).



# Landscape Plan - Alternative A



**LANDSCAPE PLAN**  
MADISON, WISCONSIN  
FEBRUARY 9, 2012

Boarded Decision	Code Name	Scientific Name	Common Name	Planting Size
3	GRC	Thuja Translucida	Golden Hairpin Spruce	1 3/4" S&B
1	ISLT	Spring Redwood	Heavy Redwood	1 1/2" S&B
1	SWO	Quercus bicolor	Swamp White Oak	2" S&B
1	TCHT	Conocarpus erectus	Thatch Cudweed	2" S&B
Center Planting	Code Name	Scientific Name	Common Name	Planting Size
2	AP	Pinus strobus	Austrian Pine	6" S&B
2	BHS	Thuja occidentalis	Black Hill Spruce	5" S&B
5	TA	Thuja occidentalis	Technicolor Arborvitae	5" S&B
Shrub	Code Name	Scientific Name	Common Name	Planting Size
5	BHY	Viburnum plicatum	Blackhaw Viburnum	3" S&B
7	GMAC	Ribes alpinum	Green Hound Alpine Currant	1/2 CONT.
5	GMB	Buxa X Green Mountain	Green Mountain Boxwood	1/2 CONT.
9	ID	Cornus sericea	Land Dogwood	1/2 CONT.
Native Plant	Code Name	Scientific Name	Common Name	Planting Size
21	BHY	Ilex verticillata	Blue Hg. Hdr.	2 1/2" POT
21	GMAC	Aspidistra Thibetica	Buzandryssed	2 1/2" POT
31	GMB	Carex vulpina	Fox Sedge	2 1/2" POT

**GENERAL NOTES**

1. All plantings are to be installed in accordance with the planting schedule.
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10. All plantings are to be installed in accordance with the planting schedule.

	<b>ST. RAFAEL CATHEDRAL</b> SOUTH HENRY STREET MADISON, WISCONSIN 53703
	Checked By: SSF Drawn By: C17 Date: 02/09/12

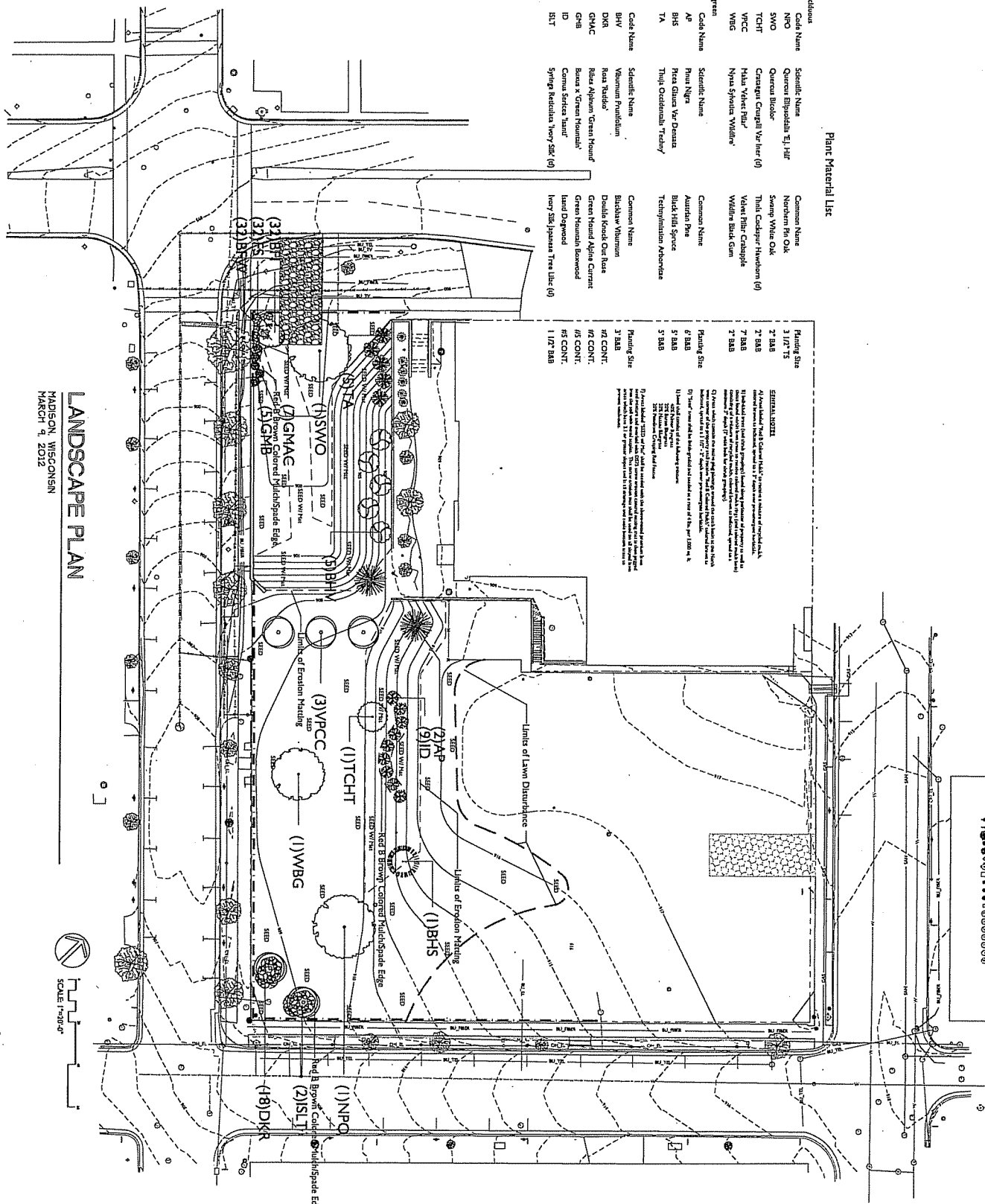
# Landscape Plan - Alternative B

## Plant Material List

Quantity	Code Name	Scientific Name	Common Name
1	NPO	Quercus Ellipsoides 'EJ_Har'	Northern Pine Oak
1	SWO	Quercus Sillwood	Sweep White Oak
1	TCHT	Castanea Coccifera 'Var. her'	Thick Caddisfoot Hawthorn (f)
3	VPCC	Viburnum Philadelphicum	White Viburnum
1	WBG	Nyssa Sylvatica 'Wildfire'	Wildfire Black Gum
Cedar - Evergreen			
Quantity	Code Name	Scientific Name	Common Name
2	AP	Pinus strobus	Austrasia Pine
1	BHS	Thuja occidentalis 'Trinity'	Black Hills Spruce
5	TA	Thuja occidentalis 'Trinity'	Techny Spruce
Shrub			
Quantity	Code Name	Scientific Name	Common Name
5	DKR	Yucca filamentosa	Blackstar Yucca
18	DKR	Yucca filamentosa	Double Knoll Out Rock
7	GMAG	Rosa rugosa 'Green House'	Green House Rose
5	GMAG	Rosa rugosa 'Green House'	Green House Rose
9	ID	Comma Solanum 'Hart'	Land Dogwood
2	ISL	Syringa Reticulata 'Honey Silk' (f)	Honey Silk Japanese Tree Lilac (f)
Planting Size			
3	1/2" TS		
7	BAB		
7	BAB		
7	BAB		
7	BAB		
Planting Size			
6	BAB		
5	BAB		
5	BAB		
5	BAB		

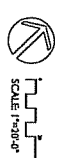
**GENERAL NOTES**

1. All plantings shall be installed in accordance with the specifications and standards of the University of Wisconsin-Madison Arboretum.
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## LANDSCAPE PLAN

MADISON, WISCONSIN  
MARCH 9, 2012



<p>LANDSCAPE ARCHITECTS ARCHITECTS PLANNERS 1200 UNIVERSITY AVENUE MADISON, WISCONSIN 53706 TEL: (608) 263-1234</p>	<p><b>ST. RAPHAELS CATHEDRAL</b> SOUTH HENRY STREET MADISON, WISCONSIN 53703</p>
	<p>Checked by: BJS Drawn: D00012 Revised: 01/09/12 CF</p>

L101 CAPTIVE BY: 6/11/2012 10:00 AM