

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>4.16.08</u>	Action Requested ☐ Informational Presentation ☐ Initial Approval and/or Recommendation ☐ Final Approval and/or Recommendation
UDC MEETING DATE: <u>4.23.08</u>	

PROJECT ADDRESS: 31 SOUTH HENRY ST.

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>CLIFF FISHER</u>	<u>DAVID FERCH, ARCHITECT</u>
<u>GOVERNOR OF MADISON, LLC</u>	<u>2704 GREGORY ST.</u>
<u>P.O. BOX 1601, MADISON, WI 53701</u>	<u>MADISON, WI 53711</u>

CONTACT PERSON: DAVID FERCH

Address: 2704 GREGORY ST.
MADISON, WI 53711

Phone: (608) 238-6900

Fax: (608) 233-9171

E-mail address: dferch@itig.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.

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the remodeling of an existing 3-story building and adding 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.

B. Permitted Uses:

1. Those that are stated as permitted uses in the C4 zoning district.
2. Uses accessory to permitted uses as listed above.

C. Lot Area: 10,802 Square Feet or 0.248 Acres

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is
2. Maximum building height shall be as shown on the approved plans.

E. Yard Requirements: Yard areas will be provided as shown on the approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory Off-Street Parking & Loading will be provided as shown on the approved plans.

No residential parking permits will be issued for *31 South Henry*, the applicant shall inform all tenants of this in their apartment leases.

H. Lighting: Site lighting will be provided as shown on the approved plans.

I. Signage: Signage will be provided as shown on the approved plans.

J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the C4 zoning district.

K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

DAVID FERCH, Architect

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

April 16, 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 48,348 square feet. The lot size is 10,802 square feet (0.24 acres). The dwelling units will consist of 25 efficiencies, 24 one bedrooms, and 10 two bedrooms, for a total of 59 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 64 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

WEST WASHINGTON AVENUE

(2) TAUNTON
YEW 15'-18" BB

(9) TAUNTON
YEW 15'-18" BB

(3) MAGIC CARPET
SPIREA 15" - 18" POT

(8) MAGIC CARPET
SPIREA 15" - 18" POT

(7) MAGIC CARPET
SPIREA 15" - 18" POT

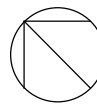
(3) RED JEWEL CRAB 1 1/2" - 1 3/4"
BB W/ 4'X4' METAL TREE GRATE

SOUTH HENRY STREET

PLANTING BEDS:
EUONYMUS FORTUNEL 'VEGETUS'
(BIG LEAF INTERCREEPER) 1 GAL
POTS @ 18" SPACING

ALL EXISTING TERRACE
TREES TO REMAIN
(TYPICAL)

LANDSCAPE PLAN



0 10' 20' 40'

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	4/8/08	
2	4/16/08	

DATE
00811
3/18/08
Project No.
SHEET NO.
2.2

WEST WASHINGTON AVENUE

6" WATER MAIN

NEW 6" WATER LATERAL

EXISTING 5" SANITARY SEWER LATERAL
REPLACE W/ NEW IF REQUIRED

EXISTING 8" STORM LATERAL

EXISTING 10" STREET STORM SEWER

DISCONNECT REMOVE EXISTING CATCH BASIN

PROPOSED REMODELING
AND ADDING 3 STORIES TO
AN EXSTING 3 STORY
BUILDING (6 STORIES TOTAL)

RELOCATE EXISTING UNDERGROUND
ELECTRIC TO NEW INTERIOR LOCATION

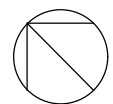
ABANDON EXISTING 2" WATER LATERAL

NEW COURTYARD
MAN HOLE & TURF
DRAINS, CONNECT TO
8" STORM LATERAL

SOUTH HENRY STREET

PRELIMINARY NOT
FOR CONSTRUCTION
VERIFY THE LOCATION OF
ALL UTILITIES PRIOR TO
CONSTRUCTION

GRADING & UTILITY PLAN



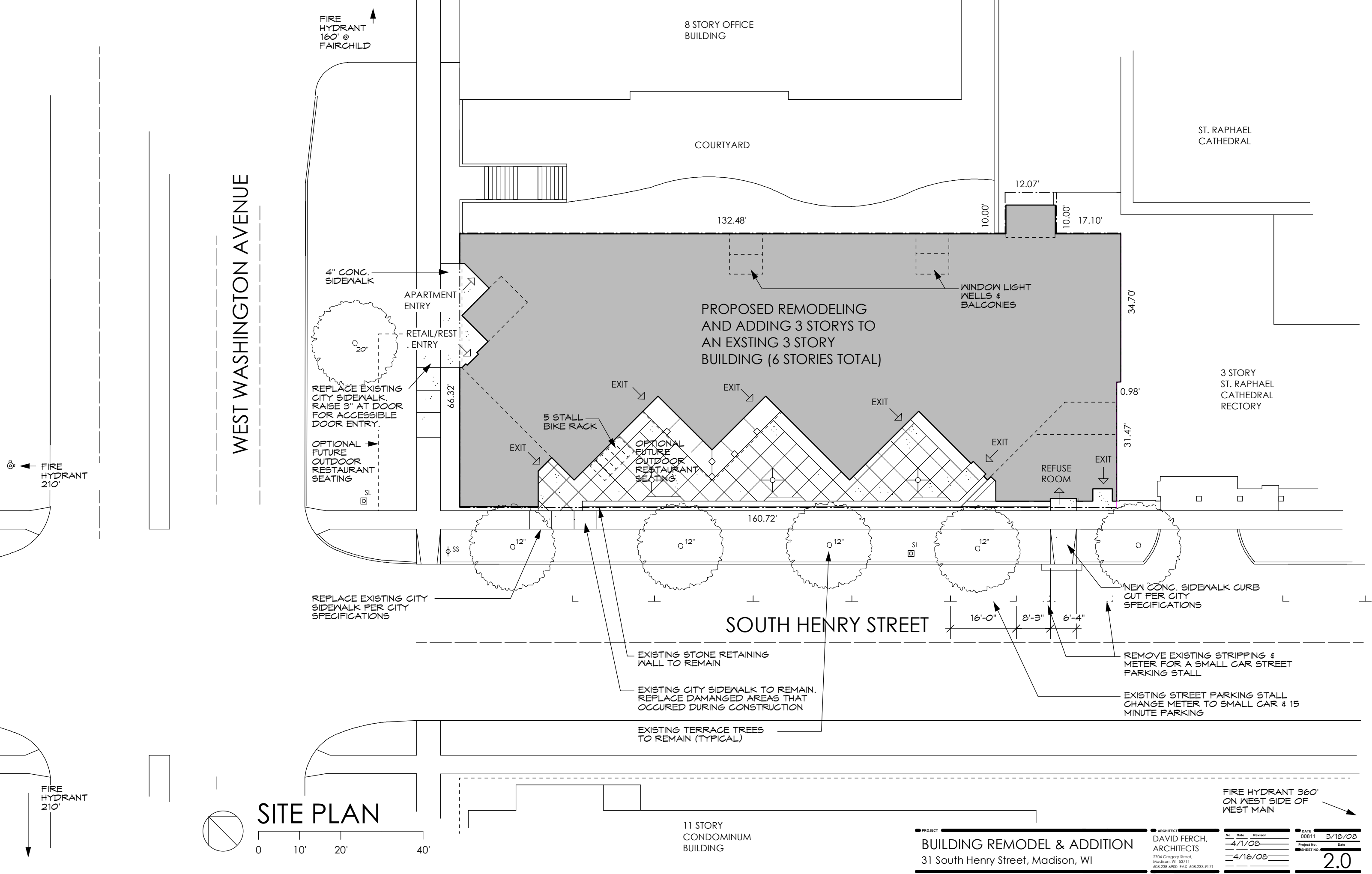
0 10' 20' 40'

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

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WEST WASHINGTON AVENUE

8 STORY OFFICE BUILDING

COURTYARD

ST. RAPHAEL CATHEDRAL

3 STORY ST. RAPHAEL CATHEDRAL RECTORY

11 STORY CONDOMINIUM BUILDING

PROPOSED REMODELING AND ADDING 3 STORIES TO AN EXSTING 3 STORY BUILDING (6 STORIES TOTAL)

WINDOW LIGHT WELLS & BALCONIES

APARTMENT ENTRY
RETAIL/REST . ENTRY

REPLACE EXISTING CITY SIDEWALK. RAISE 3" AT DOOR FOR ACCESSIBLE DOOR ENTRY.

OPTIONAL FUTURE OUTDOOR RESTAURANT SEATING

5 STALL BIKE RACK

OPTIONAL FUTURE OUTDOOR RESTAURANT SEATING

REFUSE ROOM

REPLACE EXISTING CITY SIDEWALK PER CITY SPECIFICATIONS

SOUTH HENRY STREET

NEW CONC. SIDEWALK CURB CUT PER CITY SPECIFICATIONS

EXISTING STONE RETAINING WALL TO REMAIN

EXISTING CITY SIDEWALK TO REMAIN. REPLACE DAMANGED AREAS THAT OCCURED DURING CONSTRUCTION

EXISTING TERRACE TREES TO REMAIN (TYPICAL)

REMOVE EXISTING STRIPPING & METER FOR A SMALL CAR STREET PARKING STALL

EXISTING STREET PARKING STALL CHANGE METER TO SMALL CAR & 15 MINUTE PARKING

SITE PLAN

FIRE HYDRANT 360' ON WEST SIDE OF WEST MAIN

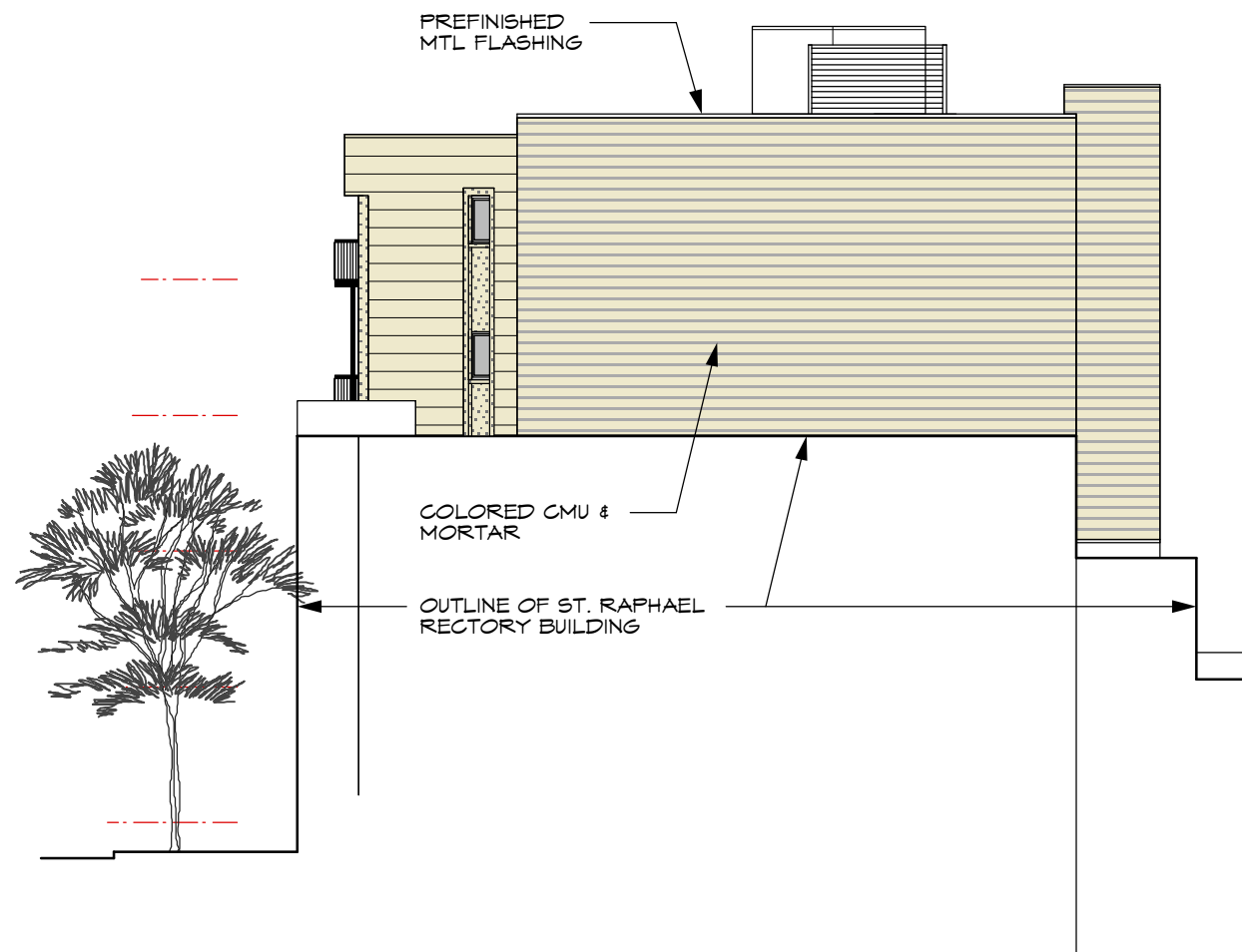
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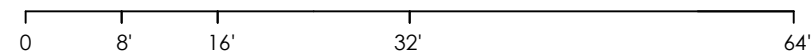
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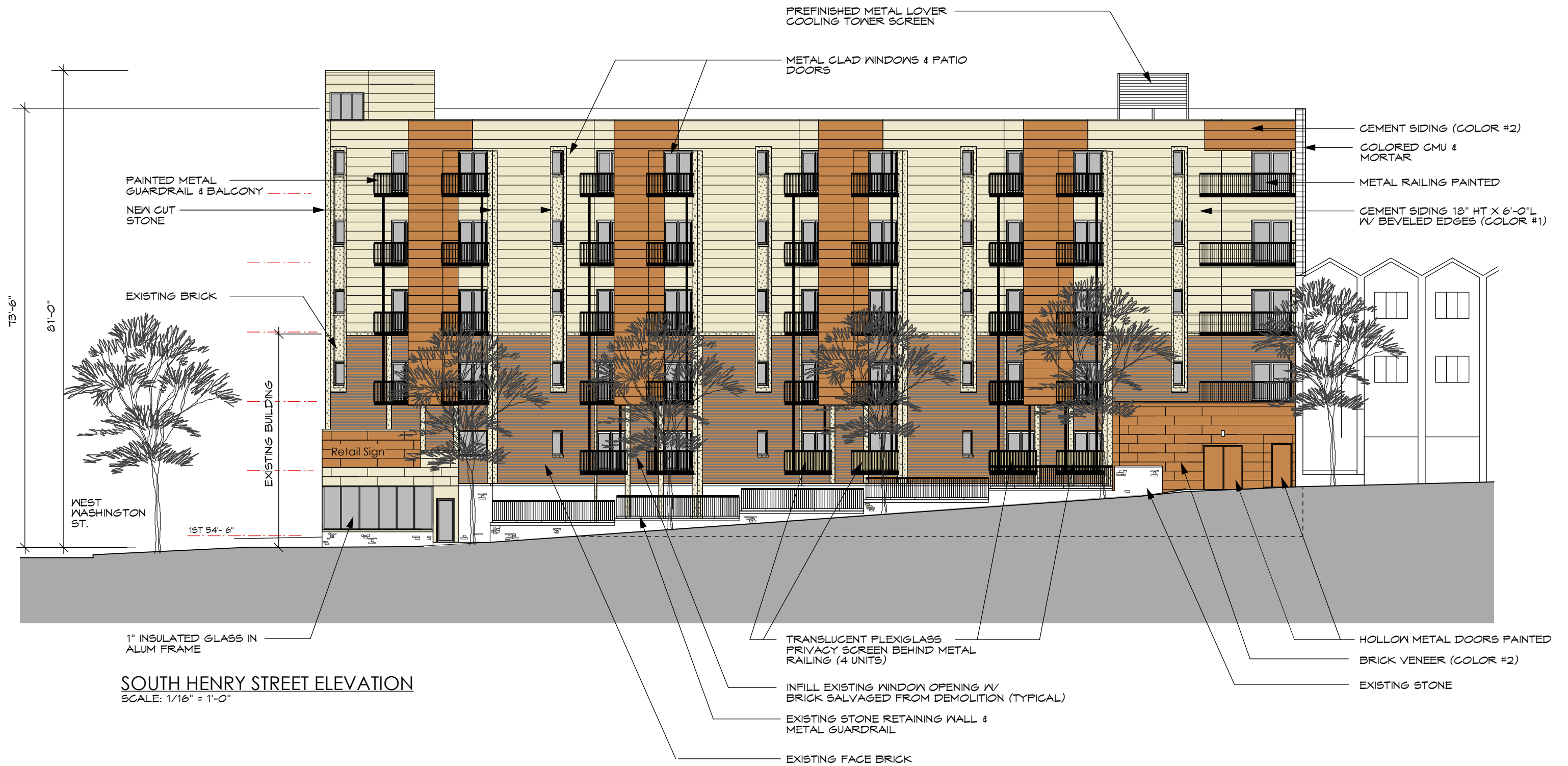




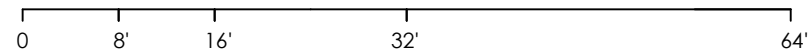
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



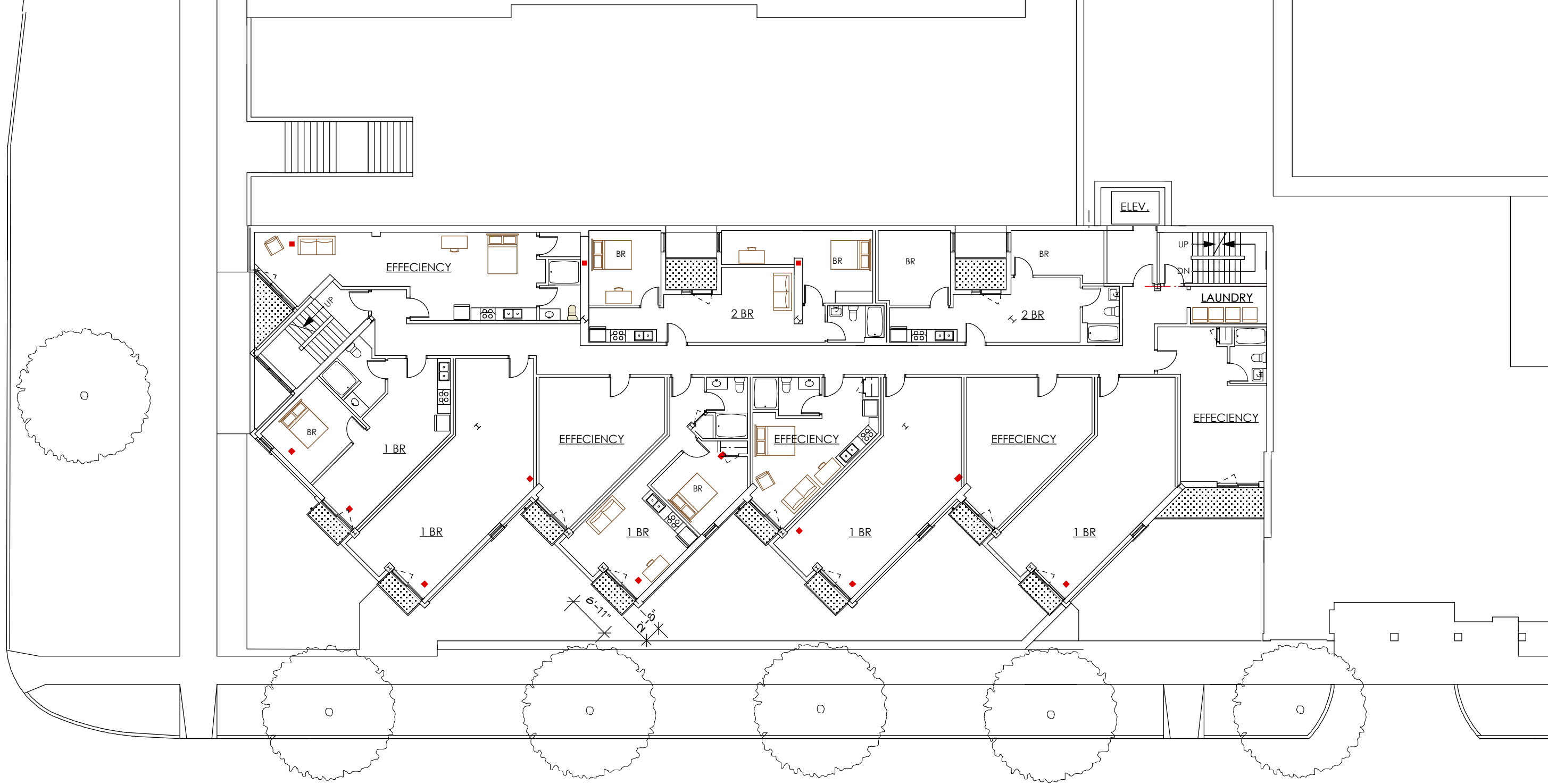
WEST WASHINGTON ELEVATION



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



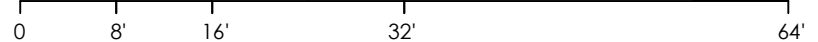
WEST WASHINGTON AVENUE



SOUTH HENRY STREET



4TH-6TH FLOOR PLAN



WEST WASHINGTON AVENUE

COURTYARD

ELEV.

UP

DN

EFFECIENCY

BR

2 BR

BR

BR

BR

2 BR

1 BR

EFFECIENCY

EFFECIENCY

EFFECIENCY

REFUSE/
RECYCLE

1 BR

BR

1 BR

1 BR

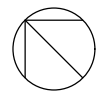
EFFECIENCY

REFUSE/ RECYCLE

DN

DN

SOUTH HENRY STREET



2ND FLOOR PLAN

0 8' 16' 32' 64'

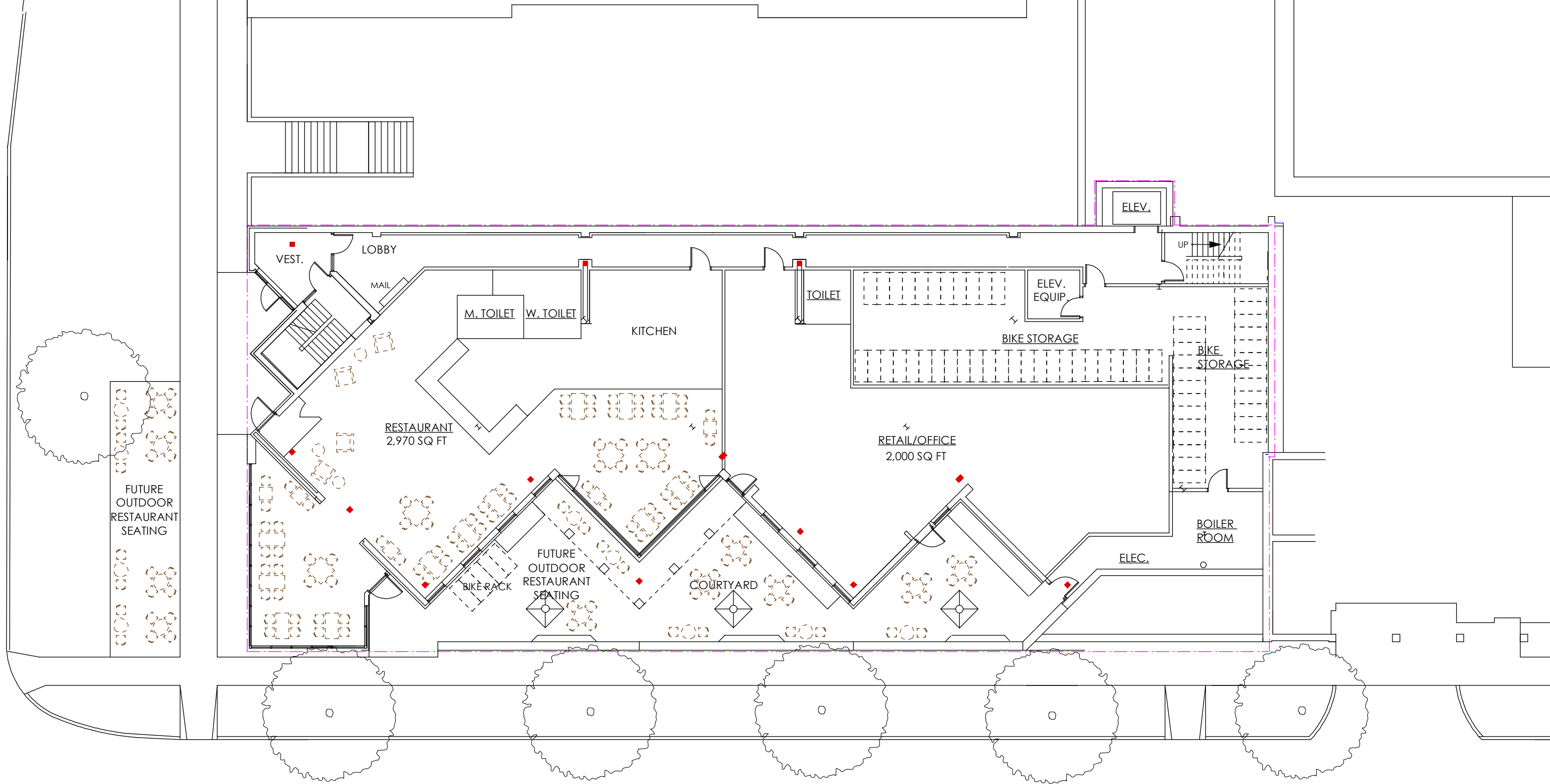
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31 South Henry Street, Madison, WI

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ARCHITECTS
2704 Gregory Street,
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608.238.6900 FAX 608.233.9171

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WEST WASHINGTON AVENUE



SOUTH HENRY STREET



1ST FLOOR PLAN

0 8' 16' 32' 64'

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

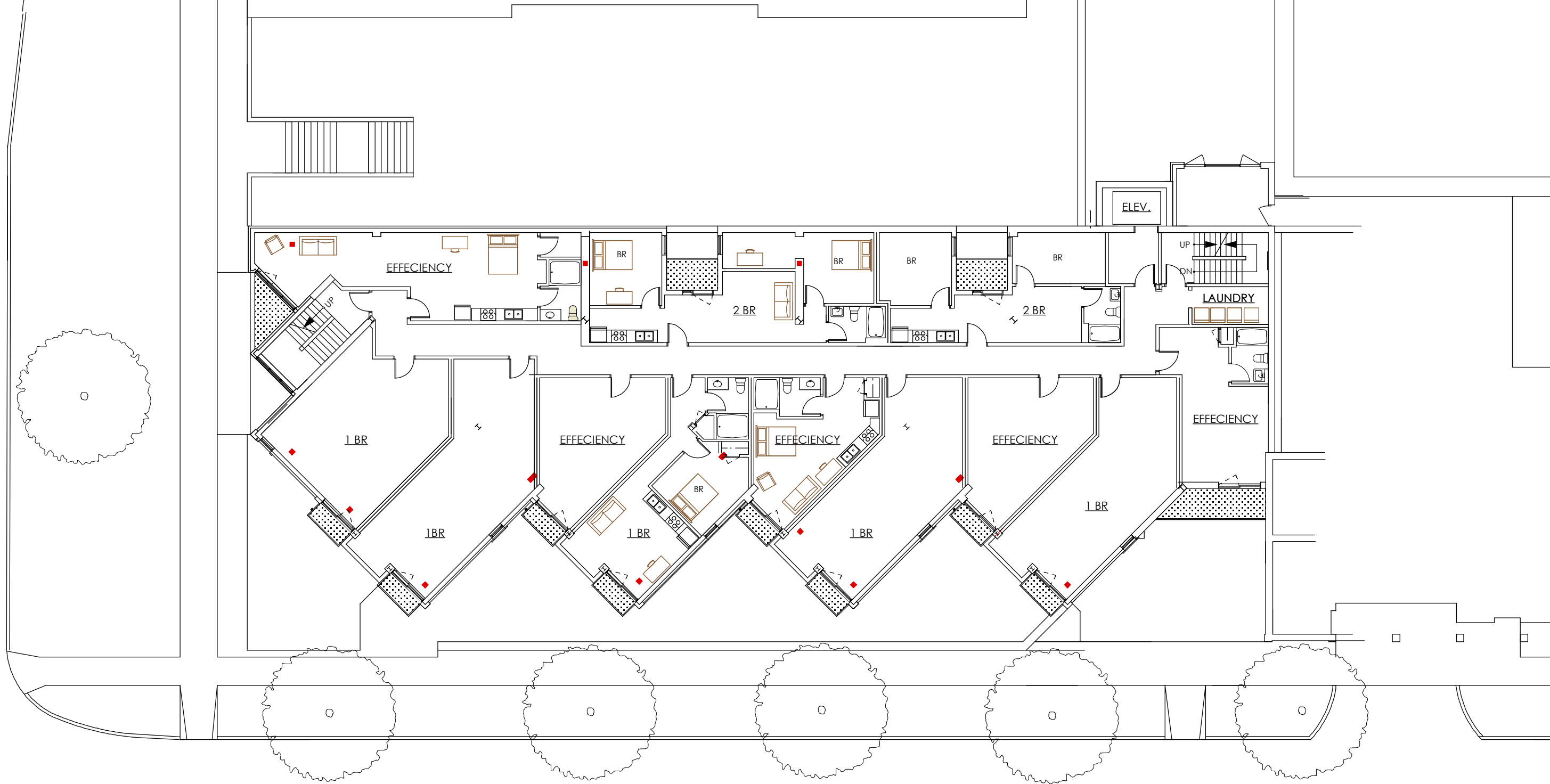
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WEST WASHINGTON AVENUE



SOUTH HENRY STREET



3RD FLOOR PLAN

0 8' 16' 32' 64'

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