

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # 28617

DATE SUBMITTED: <u>JAN 16, 2013</u>	Action Requested
UDC MEETING DATE: <u>JAN. 23, 2013</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 304 W. WASHINGTON AVE

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
ANNIE LAURIE CAYLOR + DAN BARBER BIL MONTELBANO, ARCHITECT

FFYP 304 W. WASHINGTON AVE. B E. HUDSON ST.

MADISON, WI 53701 MADISON, WI 53700

CONTACT PERSON: BIL MONTELBANO

Address: _____

Phone: 608 795-4540

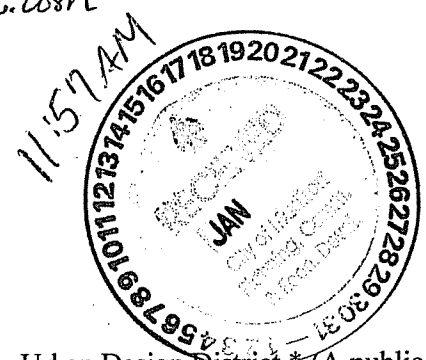
Fax: CELL: 215-1068

E-mail address: MONTEBA@YMAIL.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.

304 W. Washington Street Street Letter of Intent

The Freedom From Religion Foundation intends to expand our 3000 square foot 1855 building in downtown Madison which we have owned since 1990. FFRF has an accepted offer to purchase the building next door at 10 North Henry which we intend to raze in order to add a 4-story addition which will be joined to their original building.

Our organization has grown greatly in the last few years, from about 6,000 members in 2007 to more than 19,500 today. The staff is growing very fast as a result, and they're now working in very cramped quarters among all the boxes, books and shared offices. The project would also add a 3rd floor library atop the original part of our building and restore the cupola that was removed in the 1940's and provide a novel view of the Capitol. The addition plans include a pretty meeting hall on the addition's 4th floor, so FFRF can bring in speakers and hold more local events -- which lack of space has not permitted.

Our plans will not only benefit the local construction business, which has been hurting, but will enable FFRF to add to our staff and employ more Madisonians, including students and interns from the university. We currently have about 12 fulltime staff, including 4 attorneys. We have no space to hire a legal secretary for them, or expand our editorial staff (we publish a newspaper and have a weekly radio show). With interns, students and volunteers we can have as many as 18 persons working in our petite building. We are looking forward to having space to permit us to employ more staffers and interns to help us in our work to promote and defend the First Amendment.

We plan a very pretty expansion which will coordinate with our building's 1940's "Prairie" addition and contrasting with the 1850's "Italianate" structure; in short an enhancement to downtown Madison.

Bill Montelbano is our architect. Engineering consultants and a general contractor will be selected as the project progresses.

**Mifflin West District, CNI Steering Committee Meeting
Capitol Lakes Private Dining Room, 333 W Main St.
Tuesday, January 8, 2013**

Members present: Scott Kolar, Rick Broughman, Tim Kamps, Dan Bohl, Pete Ostlind
Guests: Peggy LeMahieu, Jeffrey Wills, Dan Breunig, Jeff Ripp, Alder Mike Verveer, Kevin Firchow, City of Ma
Division
Meeting start 4:30pm, Meeting end: 6:25pm

304 W Washington Ave.

Development Team: Bill Montelbano, architect, Andrew Seidel, FFRF, Patrick Elliot, FFRF

Bill Montelbano presented changes as a result of their presentation to the Urban Design Commission (UDC). Religion Foundation owns the 3000 square foot property. They want to expand by purchasing the neighboring Henry Street, razing the existing 3 story apartment house, and add a 4 story addition joining their original build building, dating from 1850, is in the Italianate style with a 1940's Prairie Style addition. The concept presented a restoration of a full third floor and cupola on the Italianate section and the design of the new addition fusing e and Prairie Style. At the UDC meeting, members expressed a strong preference for the Prairie Style for the ne Montelbano had made updates based on that input for presentation to the steering committee. However, he s heard from UCD staff representative Al Martin earlier that afternoon with further input from the UDC. They des for the entire proposal and their preference was Prairie Style. Montelbano stated he had not had a chance to c they were out of town, but he believed they would want to preserve the Italianate section. Steering Committee this issue and came to a consensus to support the FFRF if they chose retain the Italianate section. This was t the setbacks of the different building sections and proposed landscaping elements would provide sufficient def to make them appear as different buildings. It was noted that there are multiple examples of this effect in the c also noted that the Downtown Plan supports preserving existing building styles. Also a concern was expresse an unnecessary cost burden on the owners.

10 North Henry Street Existing Building Assessment

Building Construction and Materials:

The building was constructed in 1906 as a 3 story apartment building which currently has 2 units per floor. The gross building area is 1133 square feet per floor and is 22 feet wide with bearing wall(s) running down the center on either side of the corridor running the length of the building. Construction is concrete block exterior walls. The basement is of stone construction and is used for storage and mechanical equipment. The floors and roof are of wood construction. Wood interior stairs at the front and at the rear of the building connect the floors and provide for exiting.

It is not located in a historic district nor has it been designated as a historic structure.

Building Condition:

Mechanical, electrical and plumbing systems are reaching the end of their useful life although interior finishes are in good shape, including hardwood floors.

There has been some significant settlement at the northwest corner of the building as indicated by cracks in the masonry. The front porch has also settled substantially. There are numerous vertical and diagonal cracks along the mortar joints of the exterior concrete block walls mostly within the north half of the building.

Site:

The north exterior wall is about three and a half feet from the property line of the neighboring phone company. A 5 foot wide wood porch butts up to the adjacent phone company building. The existing sidewalk access is via 6 steps up to the front porch. The street and public sidewalk slope about 1 foot per 13 1/2 feet.

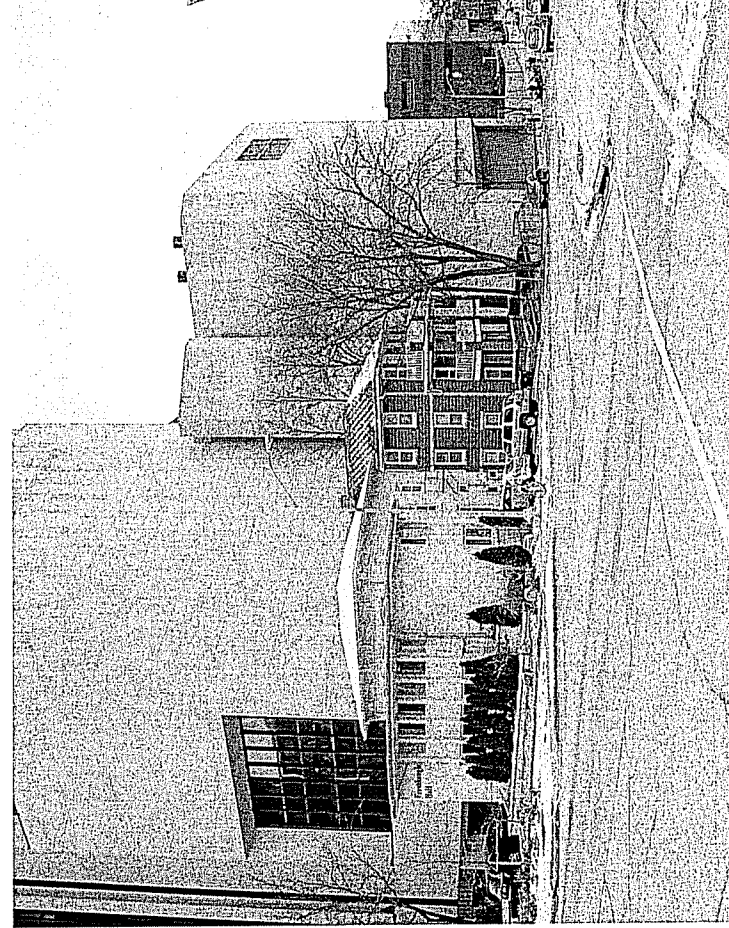
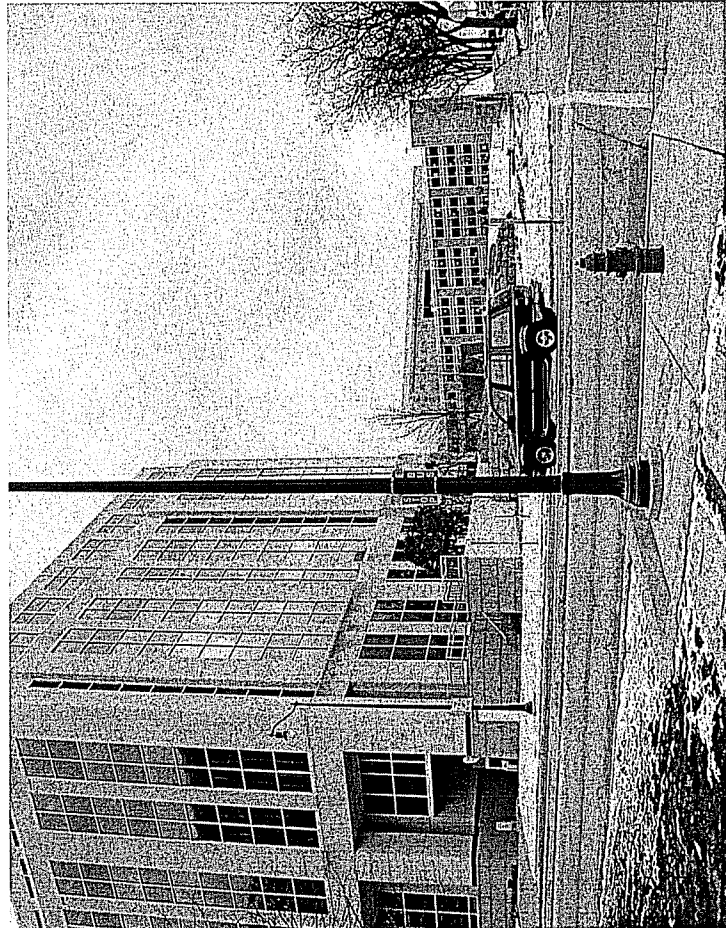
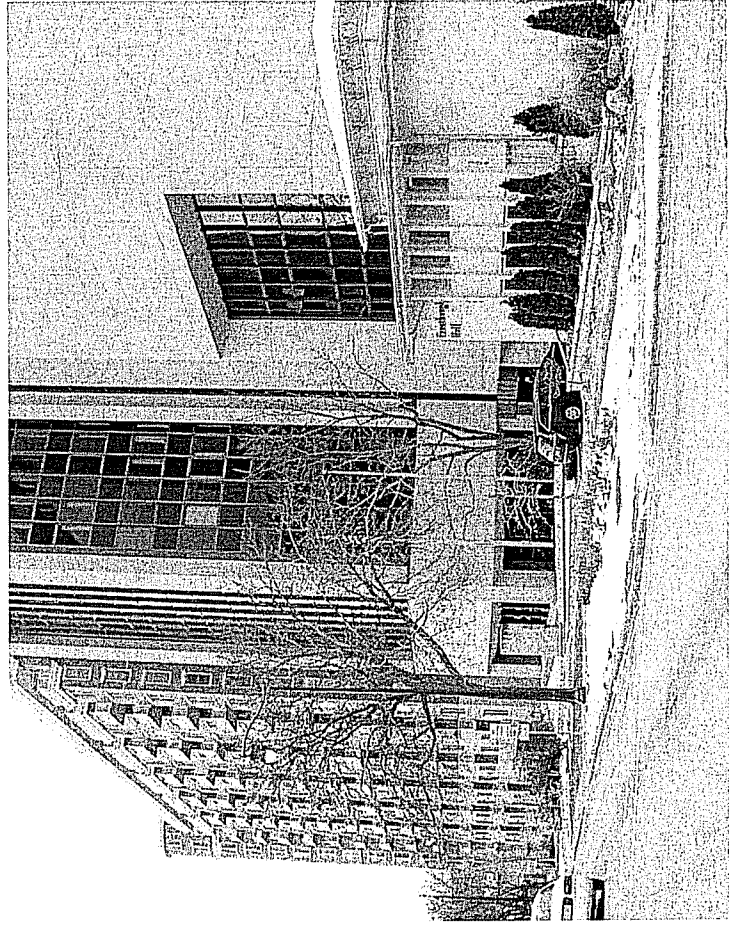
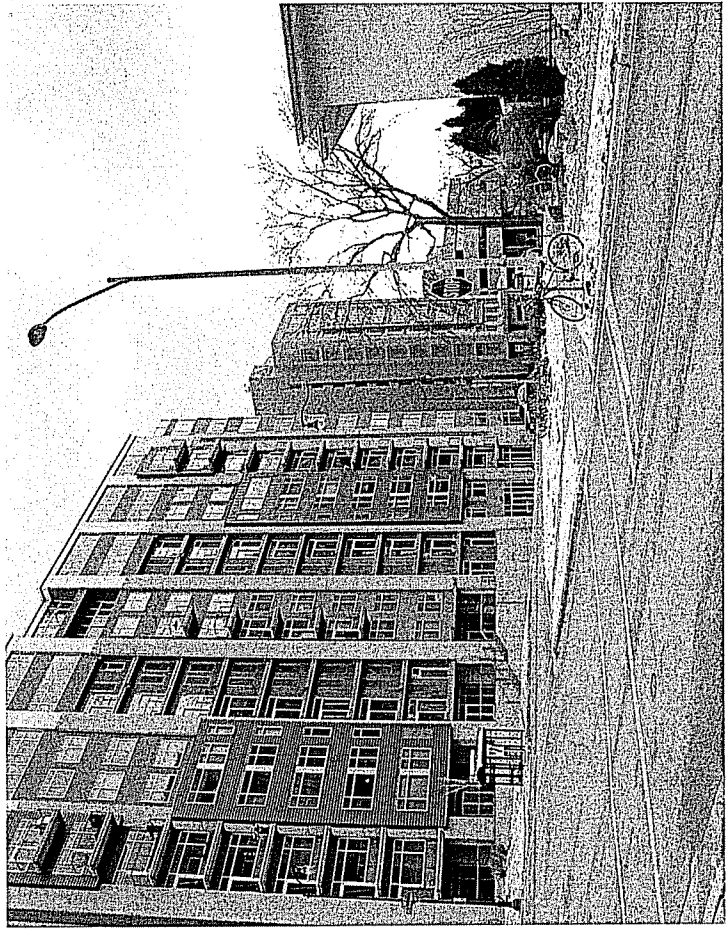
Adaptability for additional office space.

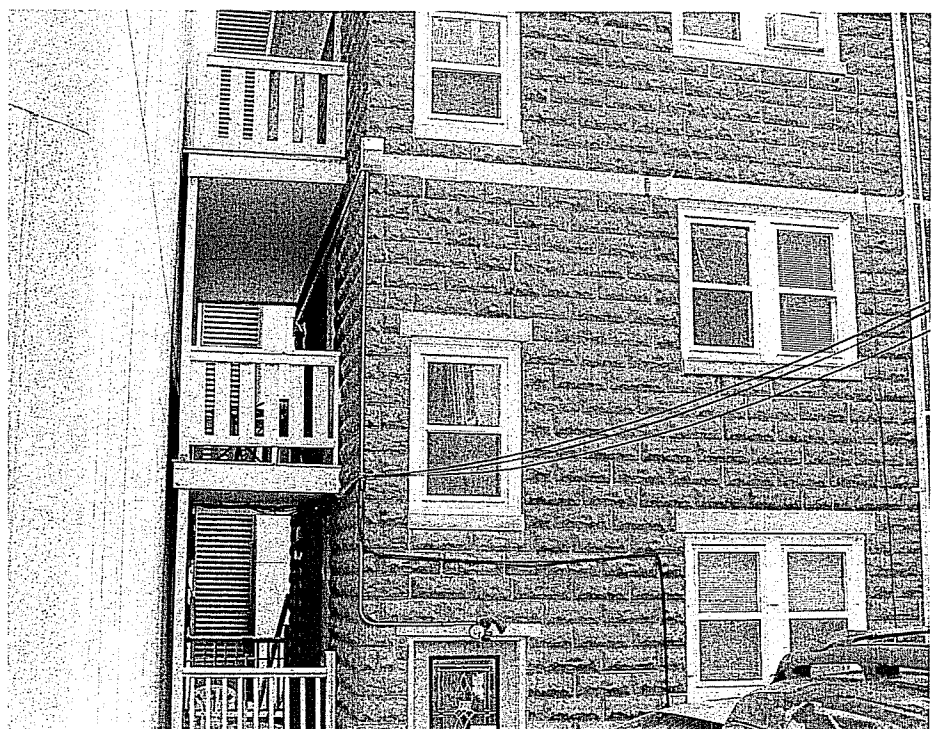
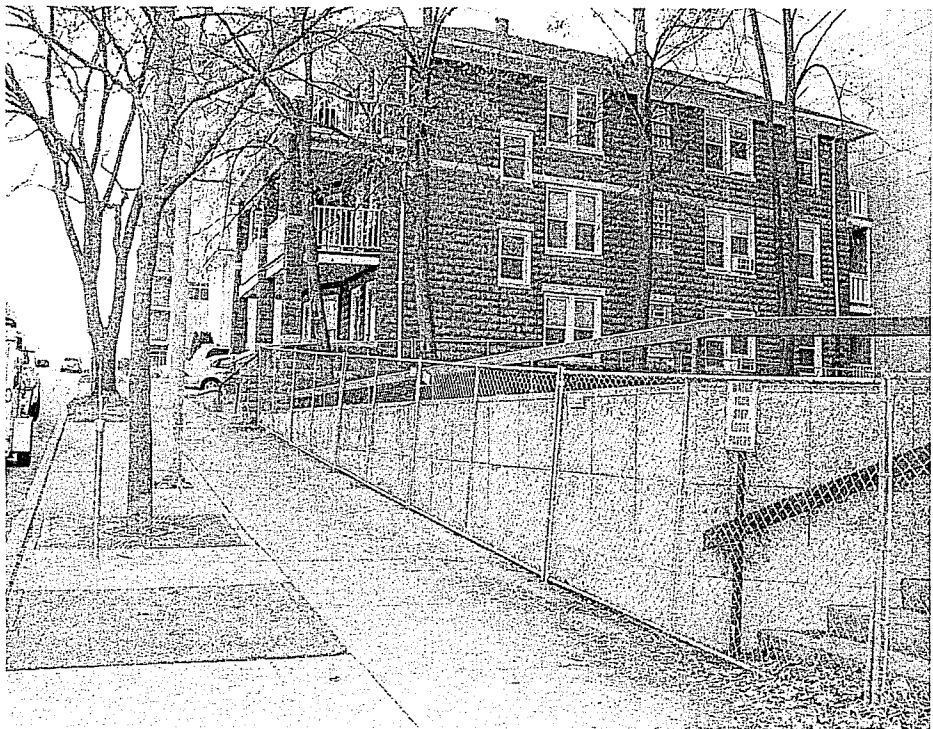
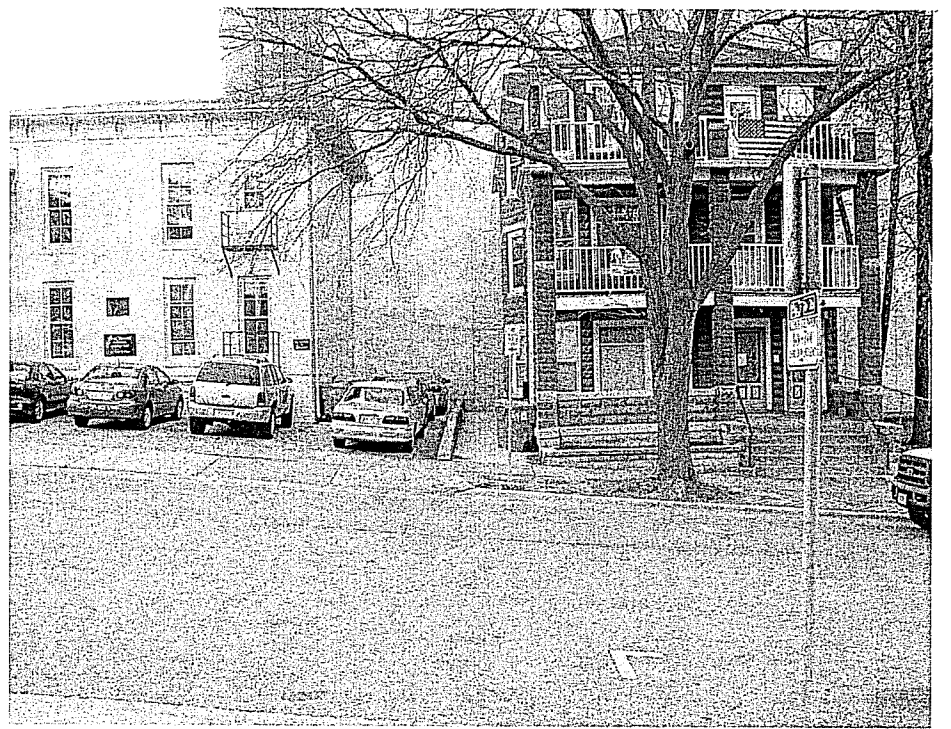
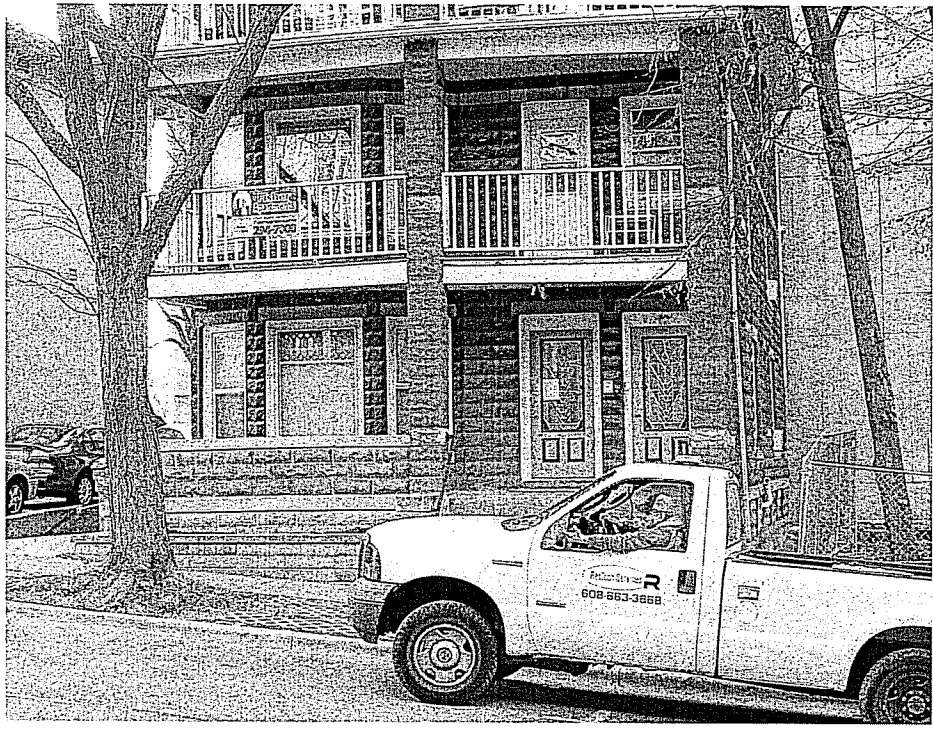
The building has major deficiencies:

1. Because of the sloping site, all of the floor levels between buildings differ by about 4 feet presenting major challenges for communication, flow and accessibility
2. The interior bearing walls on all three floors limit the flexibility of the interior space.
3. Adding another floor for the meeting room would be very difficult because the existing building may not have a foundation capable of supporting another floor and moreover is too close to the property line for the desired windows. Structural repairs are necessary at the northwest corner foundation walls to correct the settlement at the exterior walls.

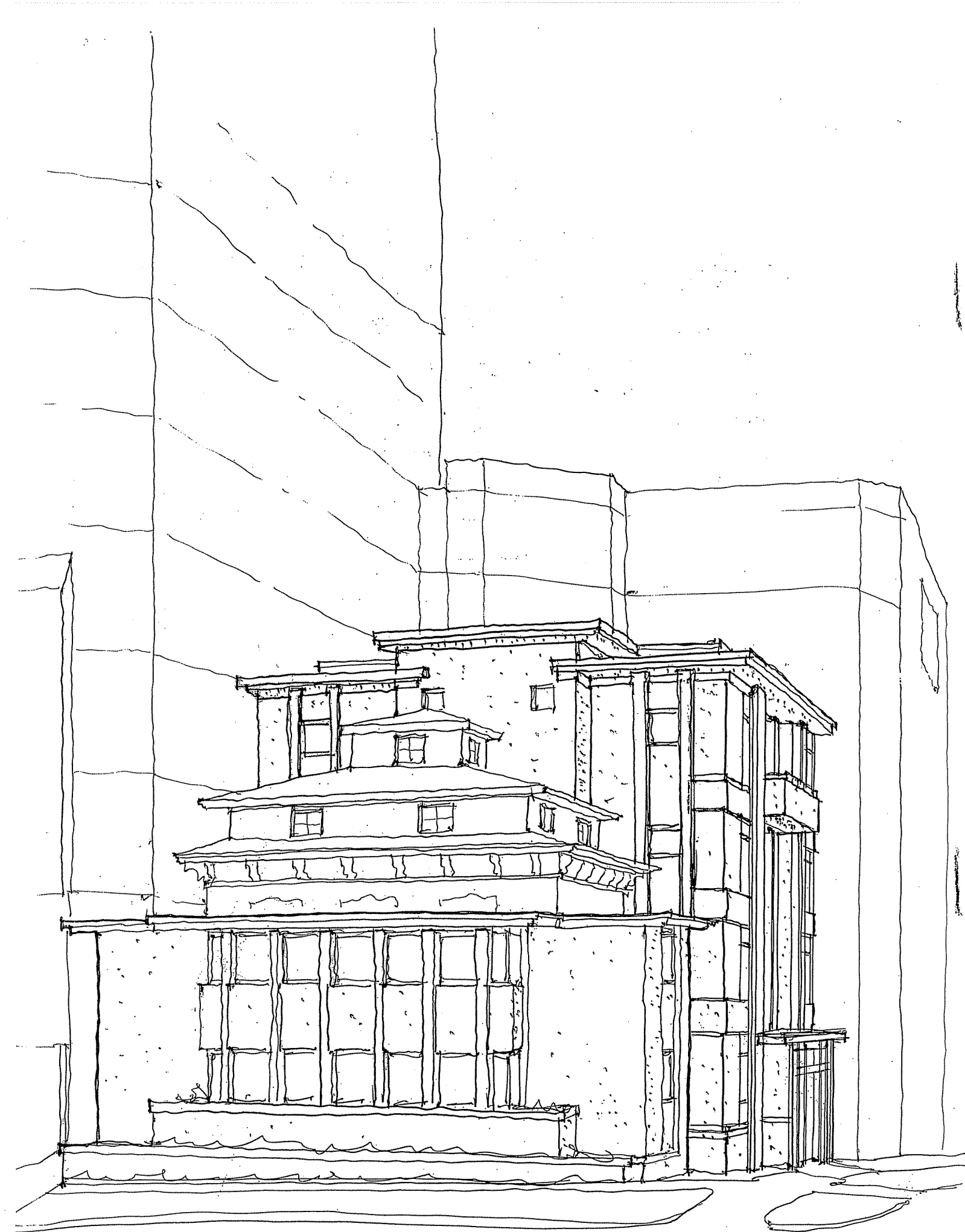
Other concerns:

1. The walls and roof will need to be insulated. Windows and doors need to be replaced with more energy efficient units.
2. HVAC, plumbing and electrical will need to be replaced.
3. The floor structures are insufficient for office and storage loads.









EXISTING BUILDING FLOOR

OPEN VEHICLES

8911-7 1/2"

ELEVATOR

Optional Feature

Patio

STATION

2 Meter

LANDSCAPING

5.52

Seat/Curb Wall

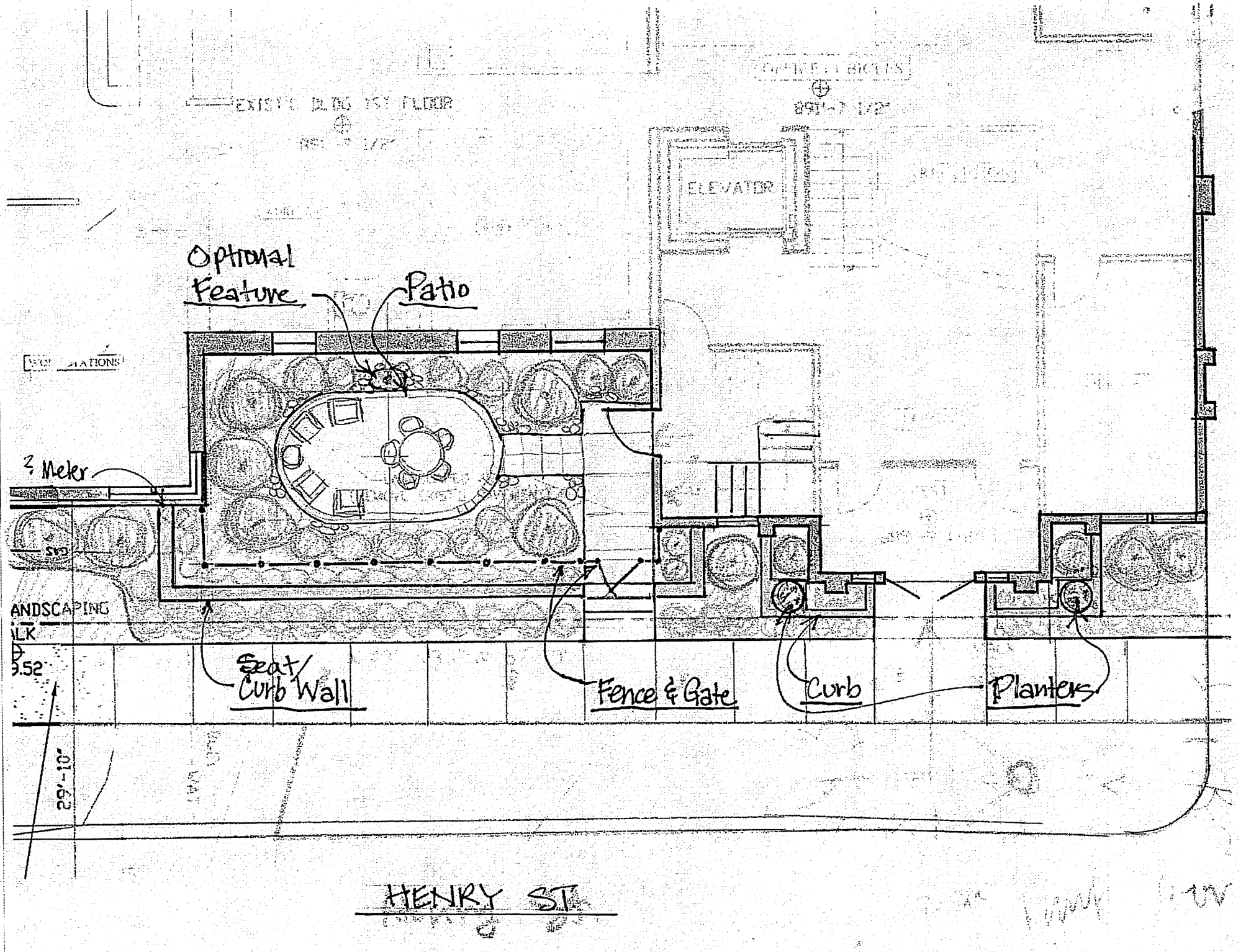
Fence & Gate

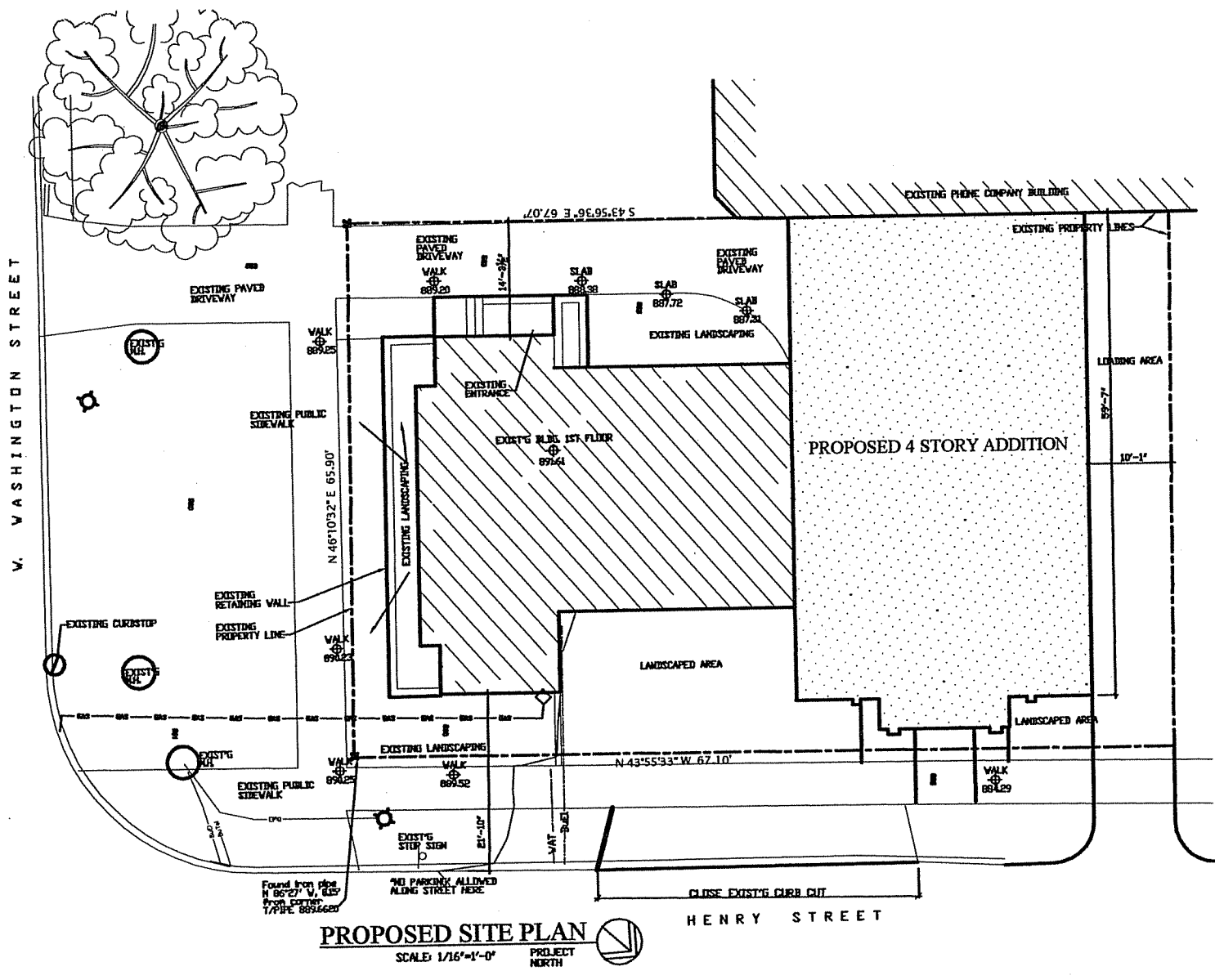
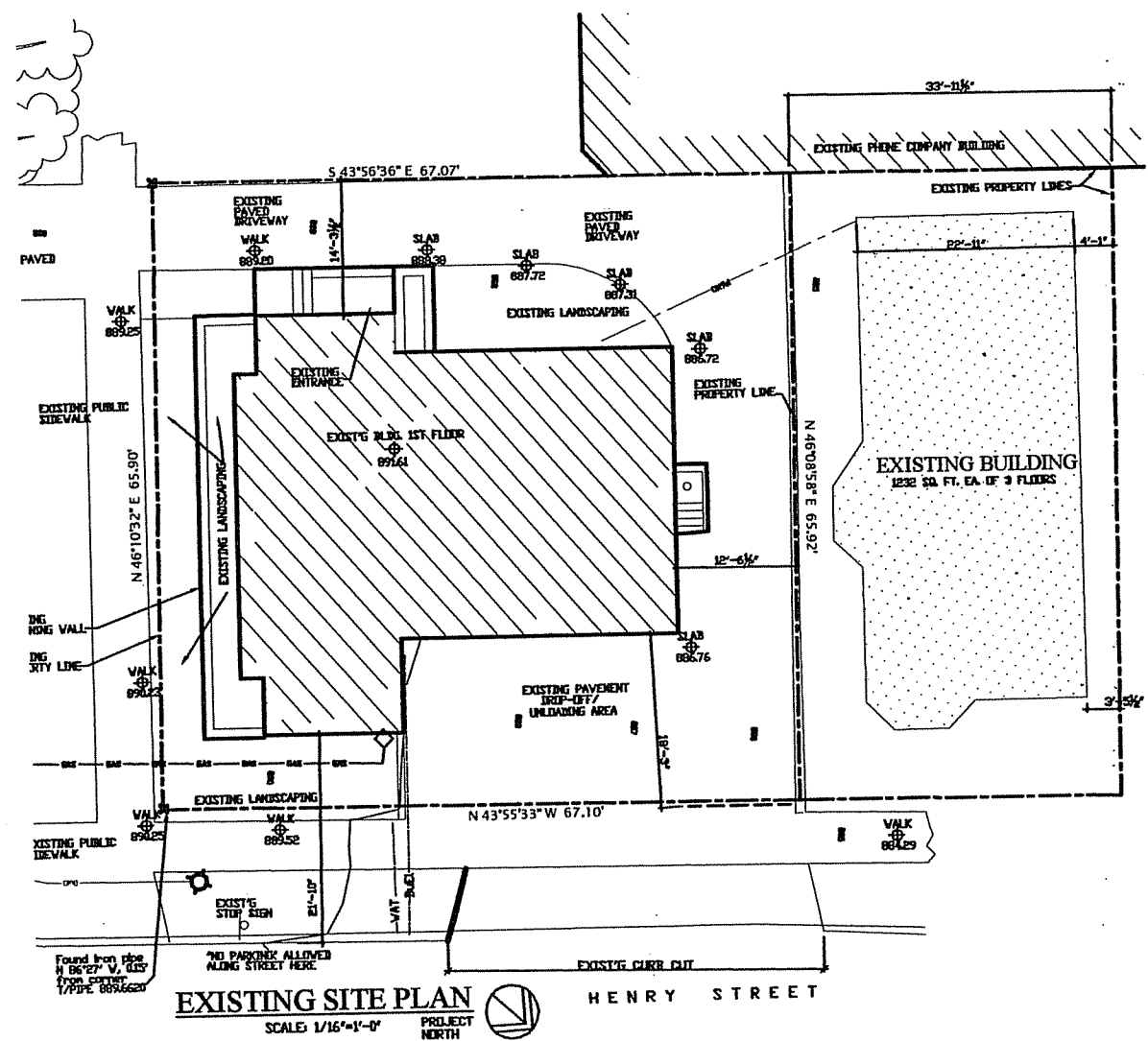
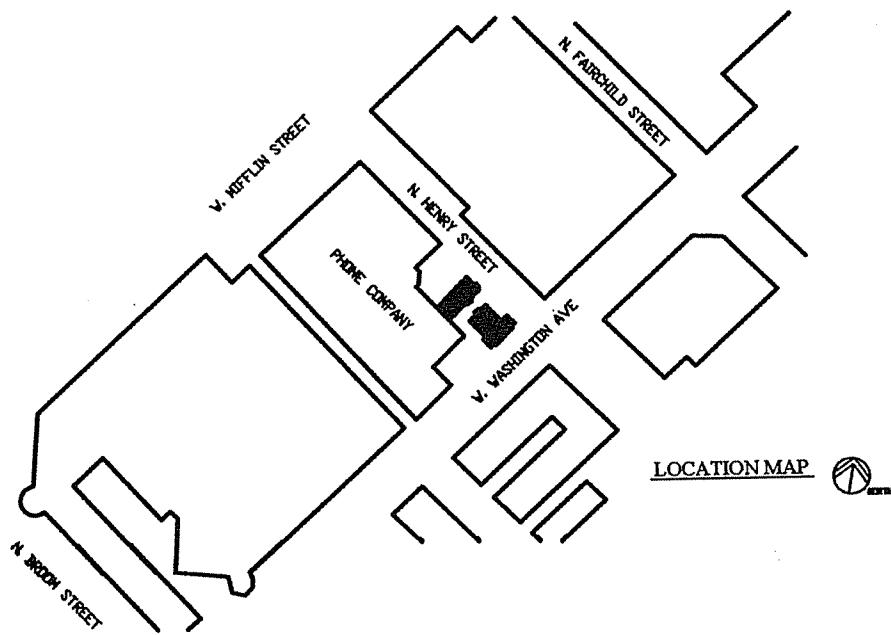
Curb

Planters

29'-10"

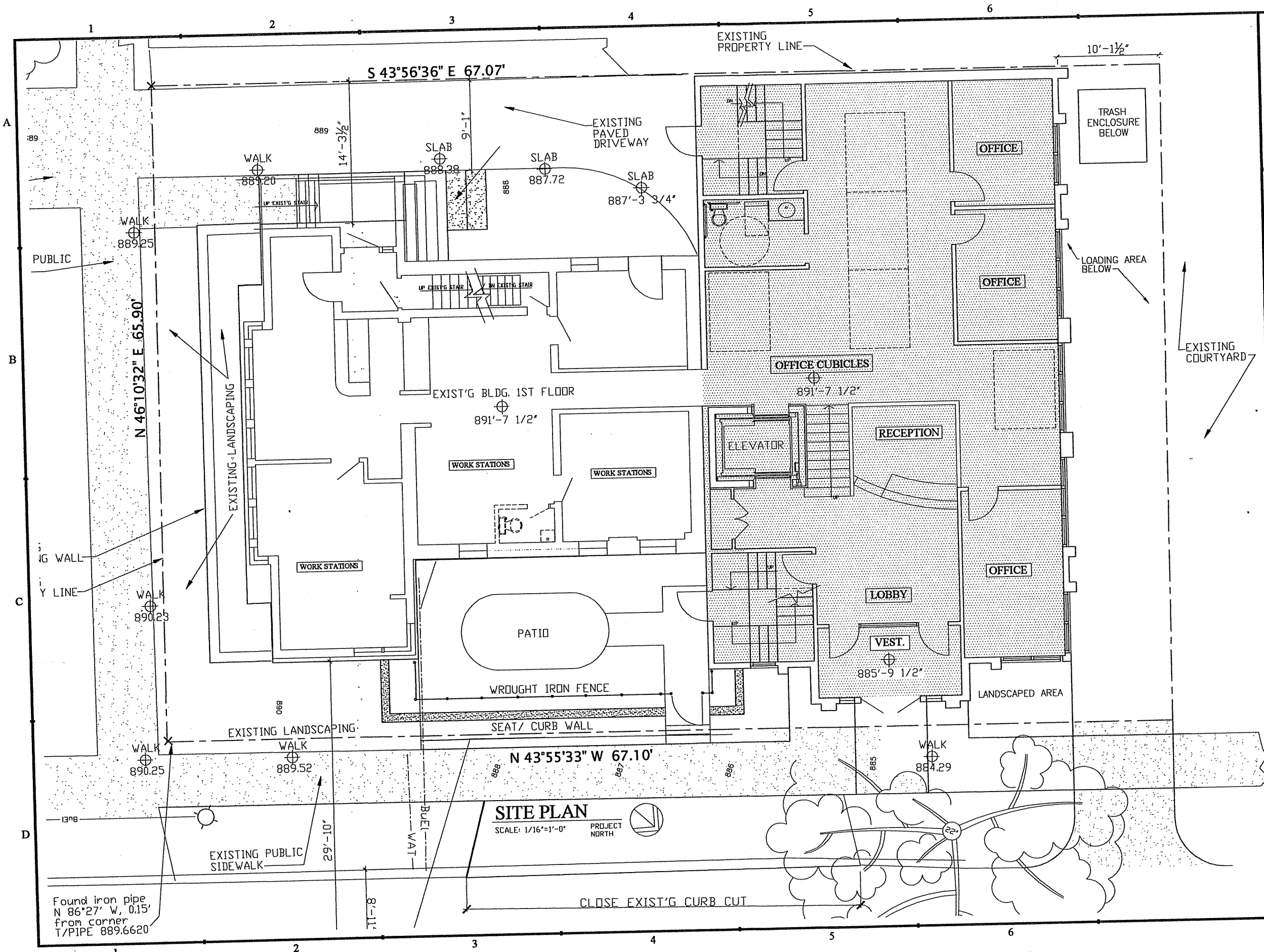
HENRY ST





BUILDING ADDITION
304 West Washington Ave. Madison, WI.

Bill Montelbano, Architect 1-8-2013



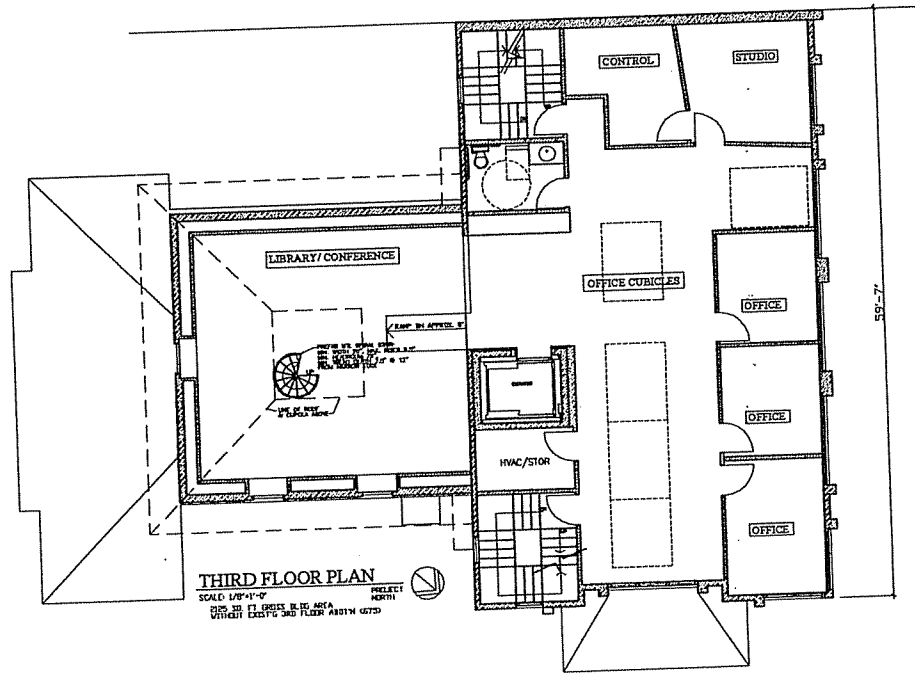
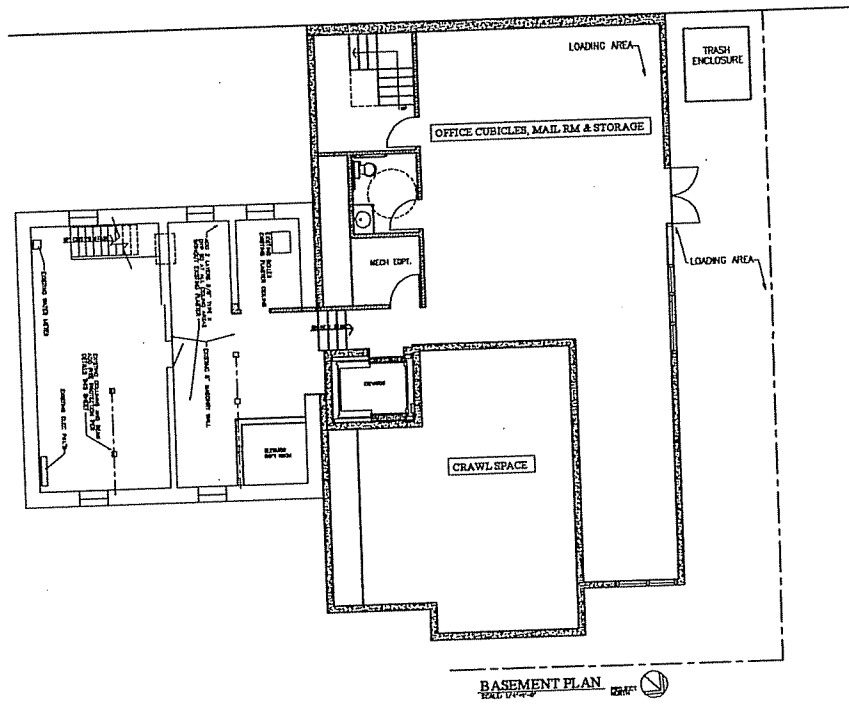
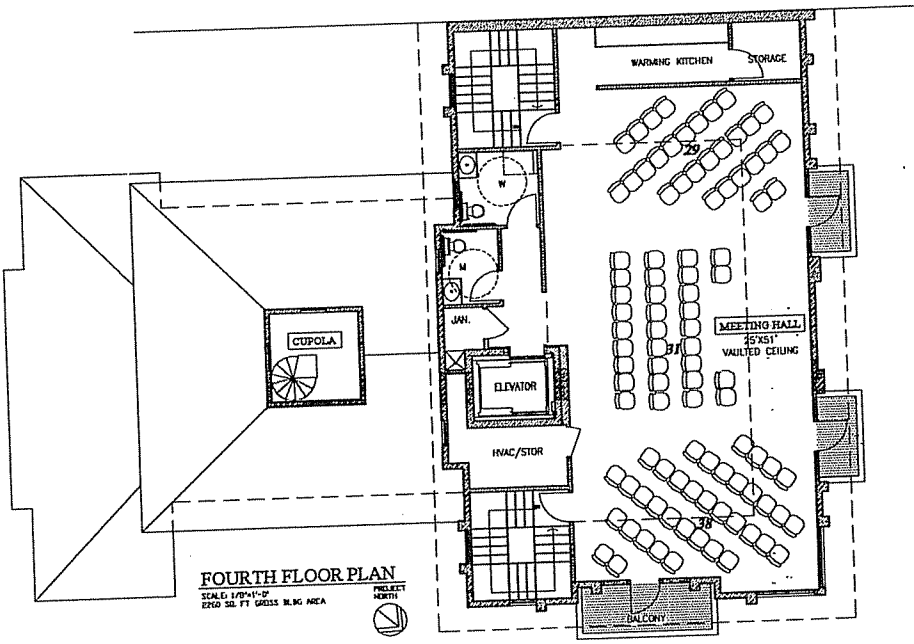
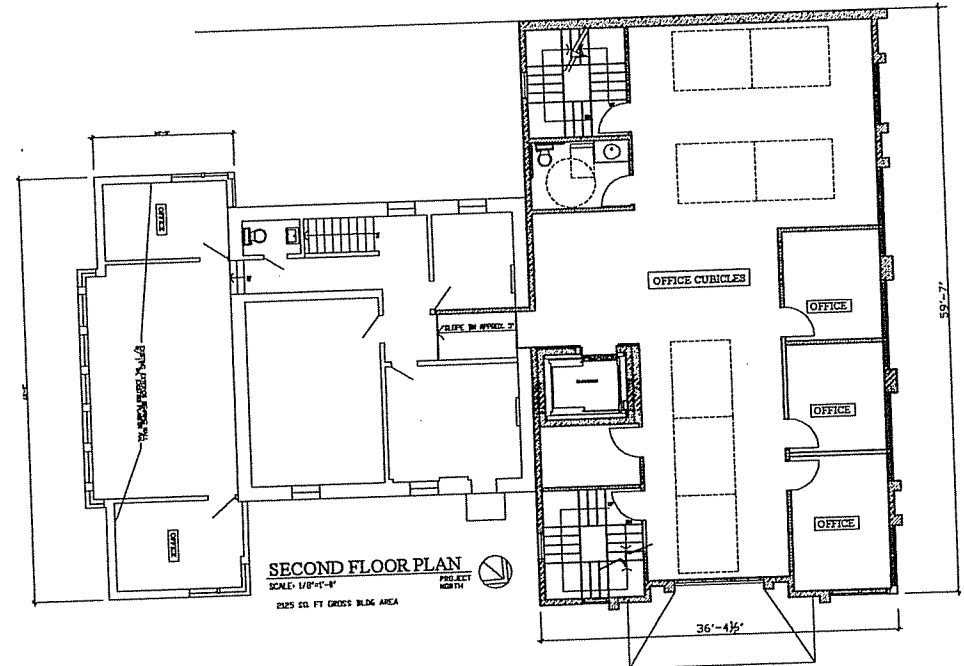
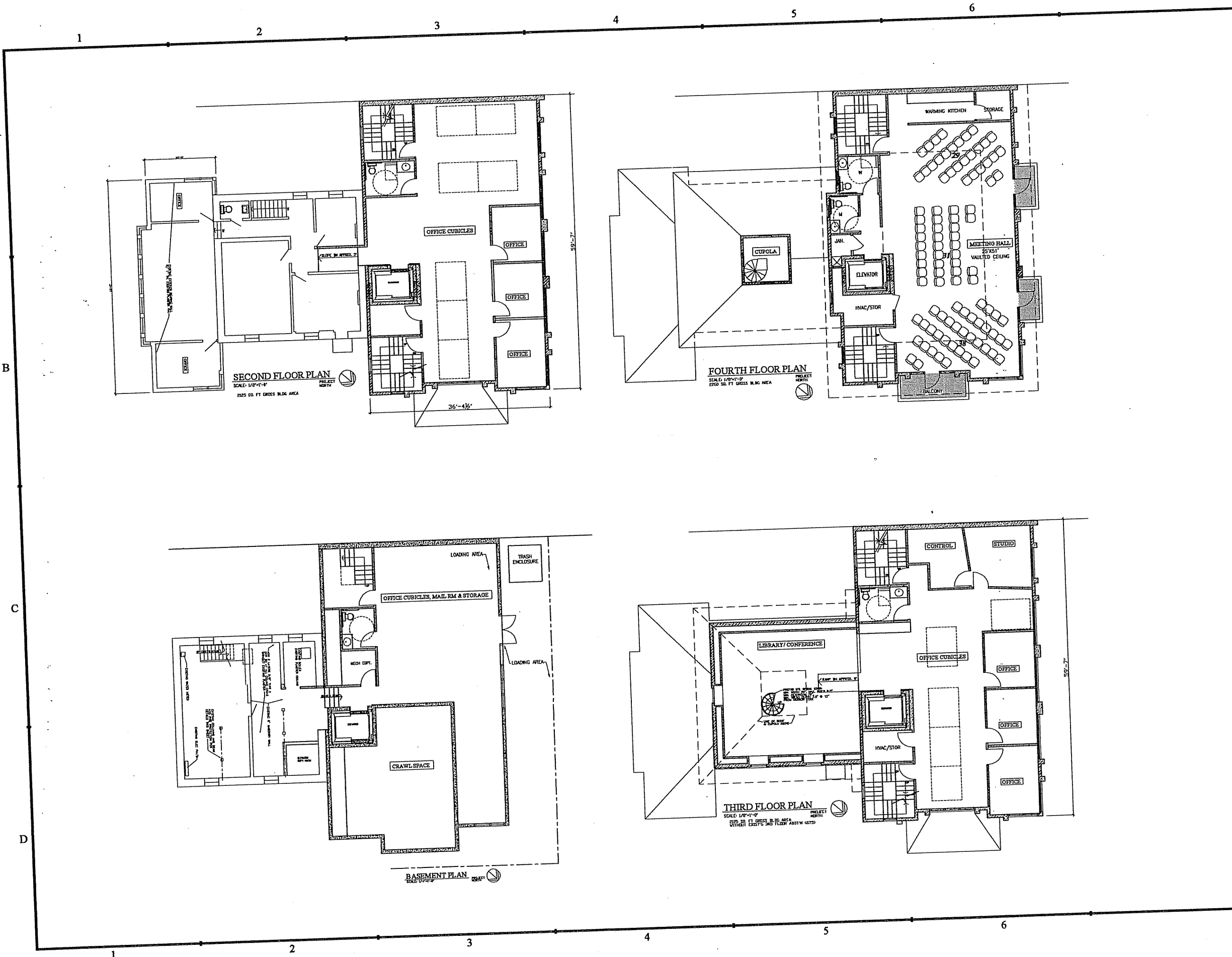
BILL MONTEBANO ARCHITECT AIA
 ARCHITECTURE INTERIORS PLANNING ENGINEERING
 11 EAST WISCONSIN ST. SUITE 101 MADISON, WI 53703
 608.261.1500 FAX 608.261.1501

BUILDING ADDITION

304 W. WASHINGTON AVE, MADISON, WI

COMM. NO.	2114
ISSUED FOR	DATE
PRELIMINARY	1-8-2013

A1

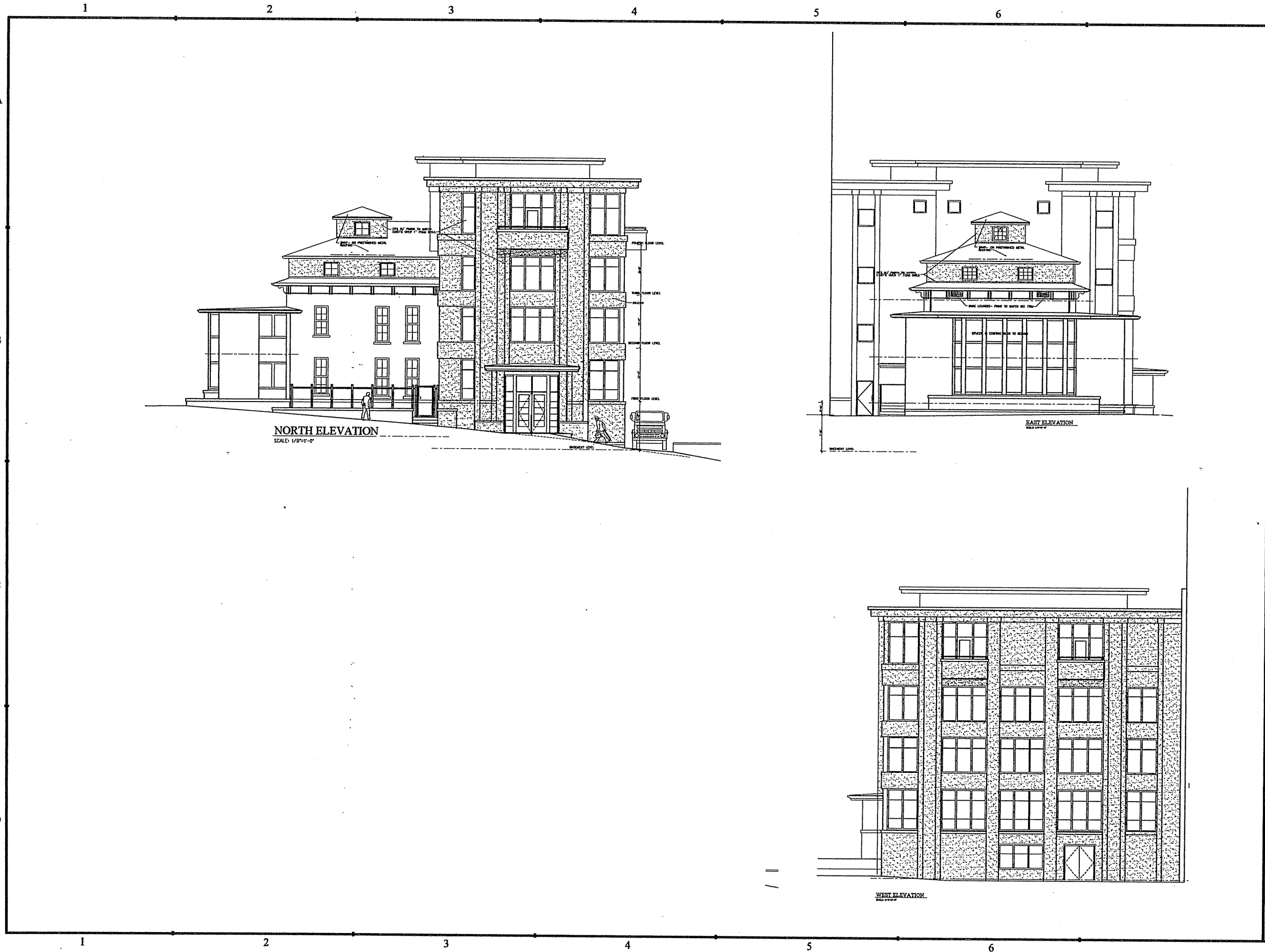


BILL MONTELBANO ARCHITECT AIA
 ARCHITECTURE INTERIORS PLANNING ENGINEERING
 8 EAST WISCONSIN ST. SUITE 100 MADISON, WI 53703
 608.261.1234 FAX 608.261.1235
 WWW.BILLMONTELBANO.COM

BUILDING ADDITION
 304 W. WASHINGTON AVE, MADISON, WI.

COMM. NO.	2114
ISSUED FOR	DATE
PRELIMINARY	1-8-2013

A2



BILL MONTELEANO ARCHITECT AIA
 ARCHITECTURE INTERIORS PLANNING ENGINEERING
 8 EASTERN BLVD. SUITE 101 MADISON WI 53703
 608.261.1000 FAX 608.261.1001

BUILDING ADDITION
 304 W. WASHINGTON AVE, MADISON, WI.

COMM. NO. 2114

ISSUED FOR DATE

PRELIMINARY 1-8-2013