



Location
627 North Lake Street

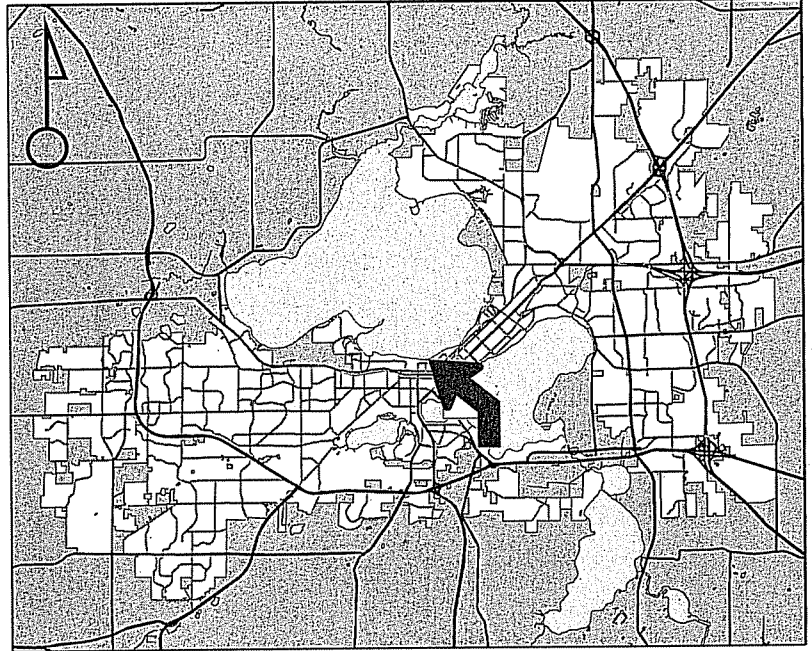
Project Name
SAE House Addition

Applicant
Sigma Alpha Epsilon Corp./
Steve Harms - Tri-North Builders, Inc

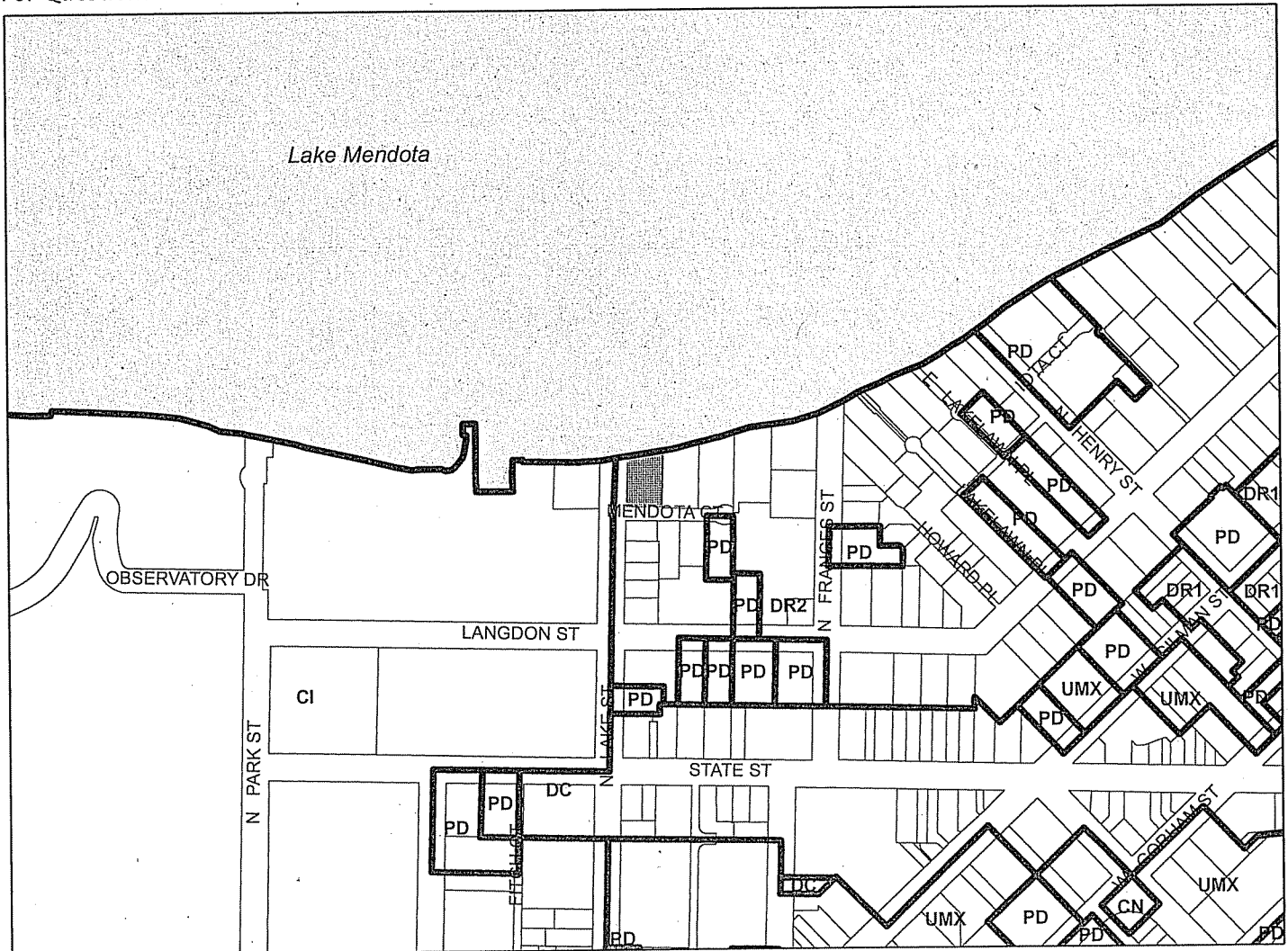
Existing Use
Sigma Alpha Epsilon Fraternity House

Proposed Use
Construct 3-story addition to existing
fraternity/lodging house on lakefront
property

Public Hearing Date
Plan Commission
13 January 2014

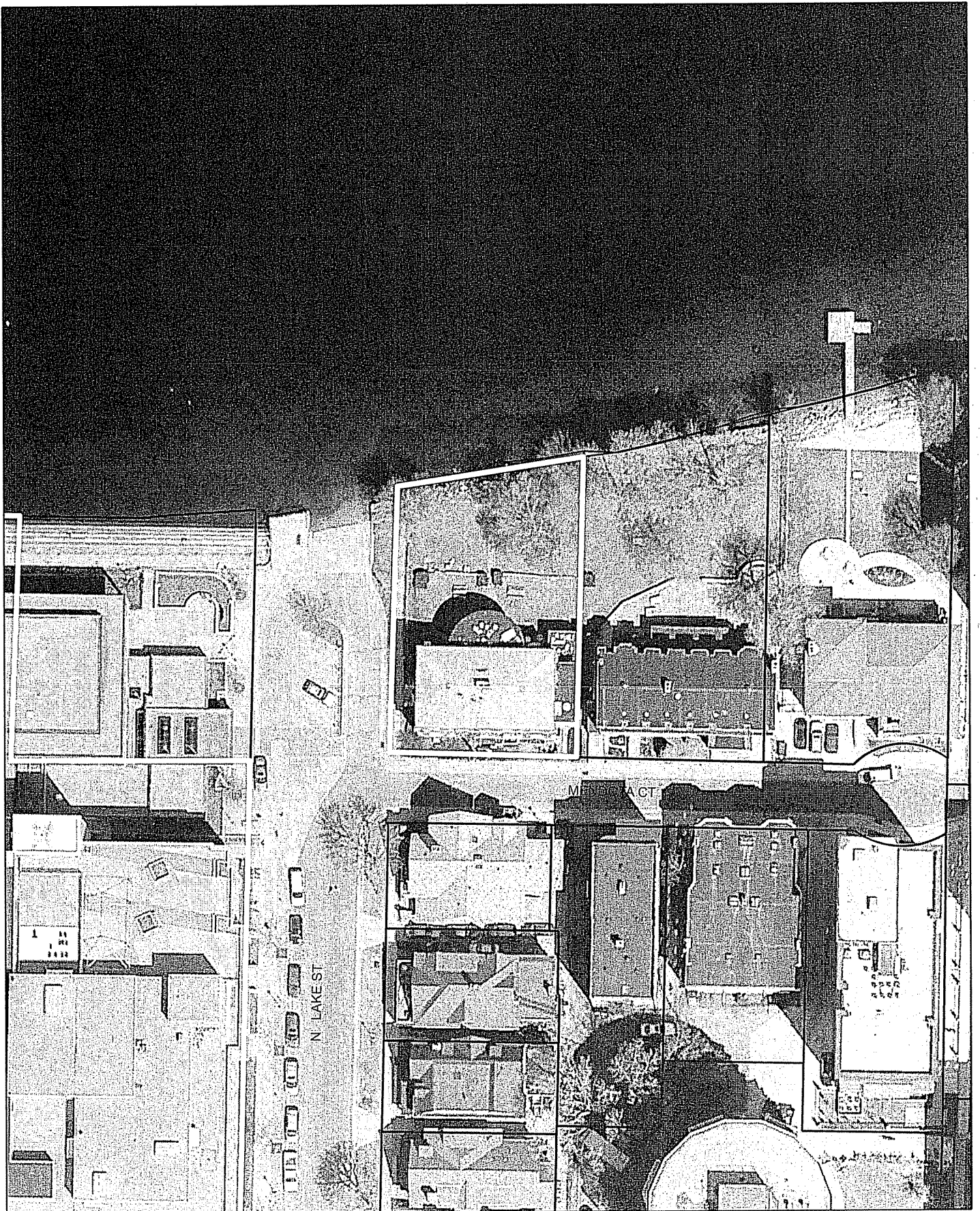


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 January 2013





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 627 N. LAKE ST
Project Title (if any): SAE HOUSE - ADDITION (VERTICAL)

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: STEVE HARMS Company: FRI-NORTH BUILDERS, INC.
Street Address: 2605 RESEARCH PK DR City/State: FITCHBURG, WI Zip: 53711
Telephone: (608) 271-8717 Fax: (608) 271-3354 Email: SHARMS@FRI-NORTH.COM

Project Contact Person: STEVE HARMS Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): SIGMA ALPHA EPSILON CORP. c/o BMOG
Street Address: c/o PO BOX 198 City/State: MADISON, WI Zip: 53701-0198

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: VERTICAL EXPANSION FOR FRATERNITY USE - EXISTING 3 STORIES WILL BECOME SIX STORIES
Development Schedule: Commencement FEB 2014 Completion AUG 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- *Twenty Five (25) copies* of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- *One (1) copy* of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| ◦ Project Team | ◦ Building Square Footage | ◦ Value of Land |
| ◦ Existing Conditions | ◦ Number of Dwelling Units | ◦ Estimated Project Cost |
| ◦ Project Schedule | ◦ Auto and Bike Parking Stalls | ◦ Number of Construction & Full-Time Equivalent Jobs Created |
| ◦ Proposed Uses (and ft ² of each) | ◦ Lot Coverage & Usable Open Space Calculations | ◦ Public Subsidy Requested |
| ◦ Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

SCOTT PESNICK, ALDER 9/24/13

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: HEATHER STOWELL Date: 10/18/13 Zoning Staff: MATT TUCKER Date: 10/18/13

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

Name of Applicant STEVE HARMS Relationship to Property: AGENT TO OWNER

Authorizing Signature of Property Owner [Signature] Date 11.19.13

JOHN EITER, BOARD OF DIRECTORS, SAE HOUSING CORP.



November 19, 2013

Matt Tucker
Zoning Administrator
City of Madison Zoning
215 Martin Luther King Jr. Blvd.
Madison, WI 53709

Re: 627 N. Lake St.
Conditional Use Application for vertical expansion of the existing structure

Dear Mr. Tucker:

Our application is enclosed for Conditional Use Application for vertical expansion of the existing structure for the Sigma Alpha Epsilon house redevelopment.

- We are requesting conditional use for
 - 1. A six (6) story completed structure (1 above the allowed 5 stories);;
 - 2. Continued use a fraternity house – residential use in the DR2 district; and
 - 3. Lakefront Development.Please note the site has been in use as Sigma Alpha Epsilon fraternity prior to 1924 when the current house was constructed after demolition of the house that stood on the site.

- This is a project that is about preservation of the Greek community in Madison. The SAE house is one of many fraternities and sororities in our community that face the state law mandate of fire sprinklering installation prior to January 1 2014. A few of these organizations have been able to raise funds to either upgrade their houses or replace them. Most do not have the finances to permit them to accomplish the law and are faced with a dilemma. Many, according to the management company of SAE, BMOC, Inc. of Madison, are not allowing their members to live in the houses but rent the rooms out to outsiders. The rooms have no cooking facilities so renters must depend on university meal plans or eating out. This ultimately means the Langdon area will become a series of third tier rooming house rentals managed by third party management or area landlords.

- We believe the Greek system is worth a position in the community for two reasons. First is the fact that there is university oversight of the activities that take place in the houses. We all know that un-adult behavior is common among these groups, but when real harm or damage is done, the university steps in and takes action. There is more control with the Greek system in Langdon than there would be without. Secondly, the Greek system alumni are some of the major contributors to the UW system. Promoting the continuance of the Greeks means supporting the university in Madison which is so vital to the entire community in Dane county.

Project Team:

Tri-North is the design-builder and team leader.
Architect: Engberg Anderson Architects
Civil Engineer: Quam Engineering
Landscape Architect: Paul Skidmore



Existing Building:

The current structure was built in 1924 and added onto at the north and east in 1926 which is its current configuration. The building is structurally sound but is in need of numerous maintenance & repair tasks and upgrades both interior and exterior. The structure is masonry bearing walls, steel channel joists and concrete. The roof is wood frame including wood ceiling joists.

The basement and first floor are common gathering and dining functions. The upper 2 floors are bedrooms with one common bathroom facility for each floor. There are stairs at each end of the building that are functional but do not meet current exit stair code run and rise dimensions.

The original "sleeping porch" on the east side was enclosed as part of the 1926 addition and now houses a laundry room, storage (lowest level) and a manager's apartment.

Schedule:

City approval process and final design now through January of 2014

Construction: February 2014 to August 20, 2014

Proposed Building Concept:

The house will remain an SAE fraternity house owned by the SAE Housing Corporation, as it has for the last 100 years plus. The current membership exceeds 100 men and continues to grow. There is a need to retain upper classmen in the house for mentoring, recruitment, and overall camaraderie. The current rooming house style is not attractive to upperclassmen that move to apartments after sophomore year.

The addition will gut the existing upper 2 floors allowing all five residential floors to be configured into suites with single bed rooms in 2 – 4 room "suite" sharing a full bathroom. Refrigerators, microwaves and cabinets will be furnished in each room for individual's use. A common kitchen will be reconstructed on the first floor in an area formerly used as a servery (the kitchen was in the basement and connected to the servery by 2 dumbwaiters). Dining will continue on the first floor along with the living room and study space. The Basement will house mechanical equipment, indoor bicycle storage, and rentable personal storage.

The east portion (original sleeping porch) enclosed in 1926 will be utilized to house the elevator for handicap access. The manager's apartment will be reconfigured with a vertical addition of one floor. A full-time on-site manager will be utilized in the new operation.

The existing footprint on the site is 3,013 GSF.

The basement and first two floors will have the same footprint of 3,013 GSF

The upper floors will have approximately 2,733 GSF

The total SF of the project will be approximately 19,971 GSF

Residential units occupy 14,477 SF

Kitchen and Dining occupy 792 SF

Common area on the first floor occupies 1,443 SF

Current zoning: DR2

Allowed development height: 5 stories. Plus up to 2 story bonus

627 N. Lake St.

Madison, WI

Zoning Analysis

Zoning:

Zoning district DR-2



Current Height – 3 stories + basement
 New Proposed Height – 6 stories + basement
 Front Yard – Mendota Ct. -10' required; Existing is 9'6" to 9'7"
 Side Yards – 5' required, east is approx. 6'10"; west is approx.. 6'3"
 Lakefront Zoning Setback = 75' The existing building falls within current setback. The original porch roof extends approx.. 7'6" into the setback.
 No car parking is required
 Bicycle parking = 1/BR =46 + (4/BR guest) = 12 TOTAL Bicycle Parking = 58

Lakefront Development (28.138)

The proposed vertical addition has no impact on the shoreline vegetation. There are no shrubs trees and the like currently on the shoreline (no cutting or trimming). Other than repair of an existing landscape retaining wall approximately 2' high that is beyond the 35' line from shore, there is no construction, grading etc. on the site. Lawn and landscape repair/replacement will be done after construction is completed.

Residential Point Calculation: (28.079 (3))

(1) 1 BR =1.0 x1 =01
 (30) 2BR =2.0 x30=60
 (15) 3BR =3.0 x15=45
 Total Points =106
 Total Units = 46; Avg points = 2.3 > 1.25
 Max. 46 persons

Useable Open Space Required = 20SF per bedroom x 46 =920 SF

Lot area = 12,167.36 SF
 Building =3,013 SF
 Porch and sidewalk = 560 SF
Open Space = 8,594.36 SF

When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.

The planned expansion to 6 stories is in a neighborhood that has 3 to 14 story buildings within 1 block of the site. See attached diagrams. The NW side of Mendota court from Lake to Frances St. has been zoned in the DR2 district for 5 floors with a bonus for 2 additional floors per the conditional use ordinance provisions. (the south side of the street is not zoned for 2 bonus floors) Planning staff added the bonus stories in this area compared to the remainder of DR2.

b. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.

This height allows a proportion of typical multi-story colonial revival style that is greater than 2 stories to be more "correct" than a 4 or 5 story version. The architects we have discussed the project with have all said this building looks like it was "cut-off short". The use of similar brick and stone that matches the existing will greatly enhance the appearance and fit within



the neighborhood, blending in with the adjacent brick and stone structures (some are new, some are more than 60 years old. The owners reviewed options for both 7 stories and a 5 story addition. The 7 story version was out of scale for the area and for the existing building. The 5 story version does not meet the needs of the fraternity and does work financially.

c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them. Sec. 28.183(6)(a)14.d. ZONING CODE Rev. 12/15/12 28 – 238

This area has numerous buildings that are 7 to 14 stories. The attached diagram illustrates the density of those properties.

d. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant. NA

Land Value: assessed land value is \$605,000

Estimated Project Cost is \$3.3M

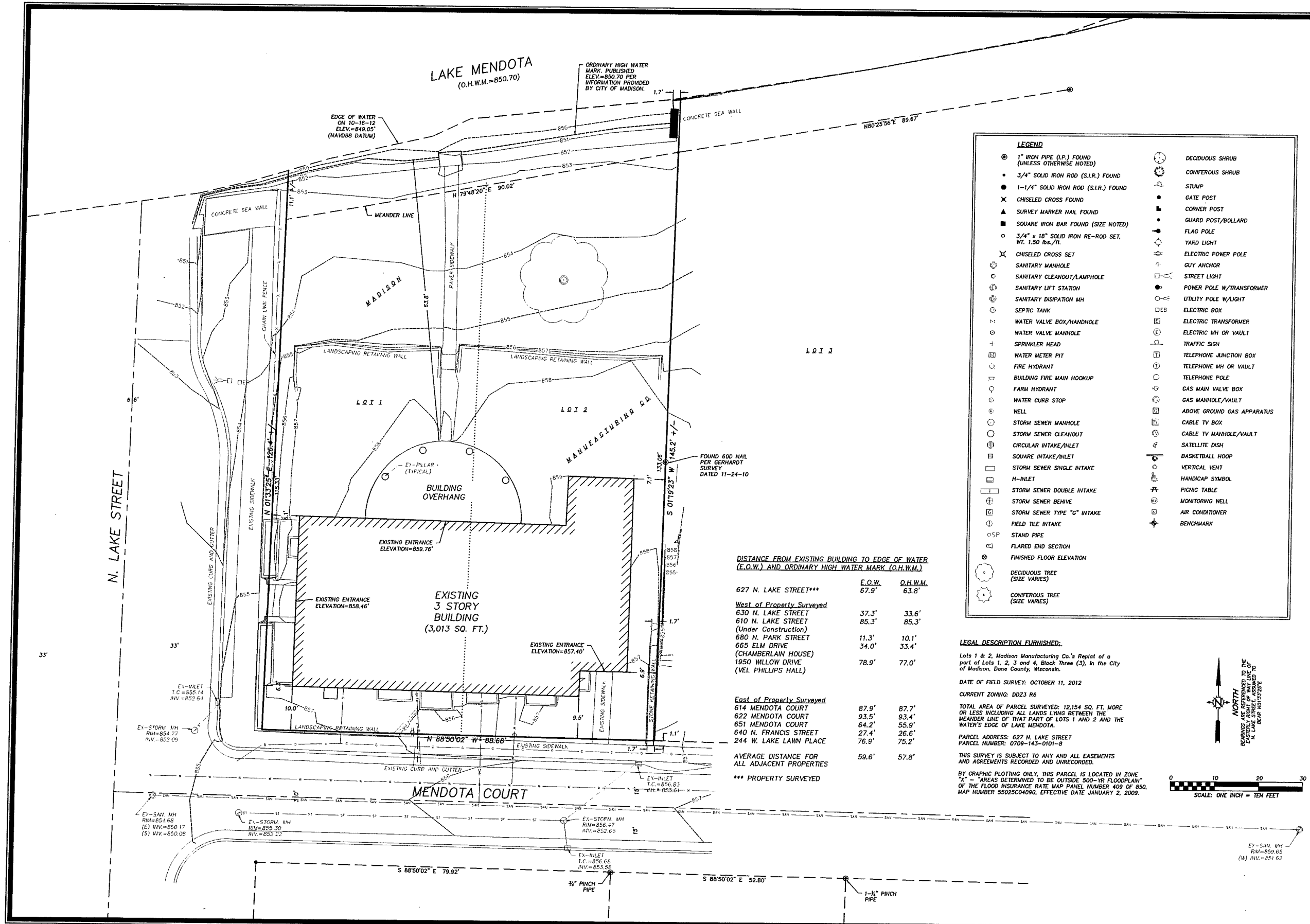
Construction Jobs: We estimate 37 jobs will be created during the project's construction and 2.25 full time equivalent jobs permanently.

There is **no public subsidy** requested.

Sincerely:

A handwritten signature in black ink that reads 'Steve Harms'.

Steve Harms, AIA, LEED BD+C
Tri-North Builders, Agent for SAE Housing Corp.



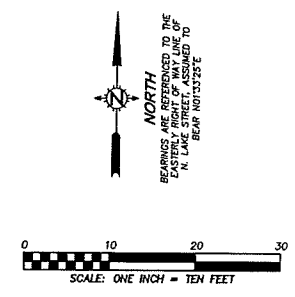
LEGEND

<ul style="list-style-type: none"> ● 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED) • 3/4" SOLID IRON ROD (S.I.R.) FOUND ● 1-1/4" SOLID IRON ROD (S.I.R.) FOUND ✕ CHISELED CROSS FOUND ▲ SURVEY MARKER NAIL FOUND ■ SQUARE IRON BAR FOUND (SIZE NOTED) ○ 3/4" x 16" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft. ✕ CHISELED CROSS SET ○ SANITARY MANHOLE ○ SANITARY CLEANOUT/LAMPHOLE ○ SANITARY LIFT STATION ○ SANITARY DISIPATION MH ○ SEPTIC TANK ○ WATER VALVE BOX/HANDHOLE ○ WATER VALVE MANHOLE ○ SPRINKLER HEAD ○ WATER METER PIT ○ FIRE HYDRANT ○ BUILDING FIRE MAIN HOOKUP ○ FARM HYDRANT ○ WATER CURB STOP ○ WELL ○ STORM SEWER MANHOLE ○ STORM SEWER CLEANOUT ○ CIRCULAR INTAKE/INLET ○ SQUARE INTAKE/INLET ○ STORM SEWER SINGLE INTAKE ○ H-INLET ○ STORM SEWER DOUBLE INTAKE ○ STORM SEWER BEHIVE ○ STORM SEWER TYPE "G" INTAKE ○ FIELD TILE INTAKE ○ SPAND PIPE ○ FLARED END SECTION ○ FINISHED FLOOR ELEVATION ○ DECIDUOUS TREE (SIZE VARIES) ○ CONIFEROUS TREE (SIZE VARIES) 	<ul style="list-style-type: none"> ○ DECIDUOUS SHRUB ○ CONIFEROUS SHRUB ○ STUMP ○ GATE POST ○ CORNER POST ○ GUARD POST/BOLLARD ○ FLAG POLE ○ YARD LIGHT ○ ELECTRIC POWER POLE ○ GUY ANCHOR ○ STREET LIGHT ○ POWER POLE W/TRANSFORMER ○ UTILITY POLE W/LIGHT ○ DEB ○ ELECTRIC BOX ○ ELECTRIC TRANSFORMER ○ ELECTRIC MH OR VAULT ○ TRAFFIC SIGN ○ TELEPHONE JUNCTION BOX ○ TELEPHONE MH OR VAULT ○ TELEPHONE POLE ○ GAS MAIN VALVE BOX ○ GAS MANHOLE/VAULT ○ ABOVE GROUND GAS APPARATUS ○ CABLE TV BOX ○ CABLE TV MANHOLE/VAULT ○ SATELLITE DISH ○ BASKETBALL HOOP ○ VERTICAL VENT ○ HANDICAP SYMBOL ○ PICNIC TABLE ○ MONITORING WELL ○ AIR CONDITIONER ○ BENCHMARK
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DISTANCE FROM EXISTING BUILDING TO EDGE OF WATER (E.O.W.) AND ORDINARY HIGH WATER MARK (O.H.W.M.)

	E.O.W.	O.H.W.M.
627 N. LAKE STREET***	67.9'	63.8'
West of Property Surveyed		
630 N. LAKE STREET	37.3'	33.6'
610 N. LAKE STREET (Under Construction)	85.3'	85.3'
680 N. PARK STREET	11.3'	10.1'
665 ELM DRIVE (CHAMBERLAIN HOUSE)	34.0'	33.4'
1950 WILLOW DRIVE (VEL PHILLIPS HALL)	78.9'	77.0'
East of Property Surveyed		
614 MENDOTA COURT	87.9'	87.7'
622 MENDOTA COURT	93.5'	93.4'
651 MENDOTA COURT	64.2'	55.9'
640 N. FRANCIS STREET	27.4'	26.6'
244 W. LAKE LAWN PLACE	76.9'	75.2'
AVERAGE DISTANCE FOR ALL ADJACENT PROPERTIES	59.6'	57.8'

LEGAL DESCRIPTION FURNISHED:
 Lots 1 & 2, Madison Manufacturing Co.'s Replat of a part of Lots 1, 2, 3 and 4, Block Three (3), in the City of Madison, Dane County, Wisconsin.
 DATE OF FIELD SURVEY: OCTOBER 11, 2012
 CURRENT ZONING: D023 R6
 TOTAL AREA OF PARCEL SURVEYED: 12,154 SQ. FT. MORE OR LESS INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE OF THAT PART OF LOTS 1 AND 2 AND THE WATER'S EDGE OF LAKE MENDOTA.
 PARCEL ADDRESS: 627 N. LAKE STREET
 PARCEL NUMBER: 0709-143-0101-B
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
 BY GRAPHIC PLOTTING ONLY, THIS PARCEL IS LOCATED IN ZONE "X" - "AREAS DETERMINED TO BE OUTSIDE 500-YR FLOODPLAIN" OF THE FLOOD INSURANCE RATE MAP PANEL NUMBER 409 OF 850, MAP NUMBER 55025C04096, EFFECTIVE DATE JANUARY 2, 2008.



ORDINARY HIGH WATER MARK	07-15-13		
ADJUSTED AVERAGE SETBACK	11-01-12		
LOCATED MORE EXISTING BUILDINGS	10-26-12		
MARK	REVISION	DATE	BY
Engineer:	Checked By:	Scale:	1" = 10'
Technician:	ARG	Date:	10-19-12
Field Bk:			
Project No:	TRI09	Sheet	1 of 1

SAE HOUSE SURVEY- 627 N. LAKE STREET

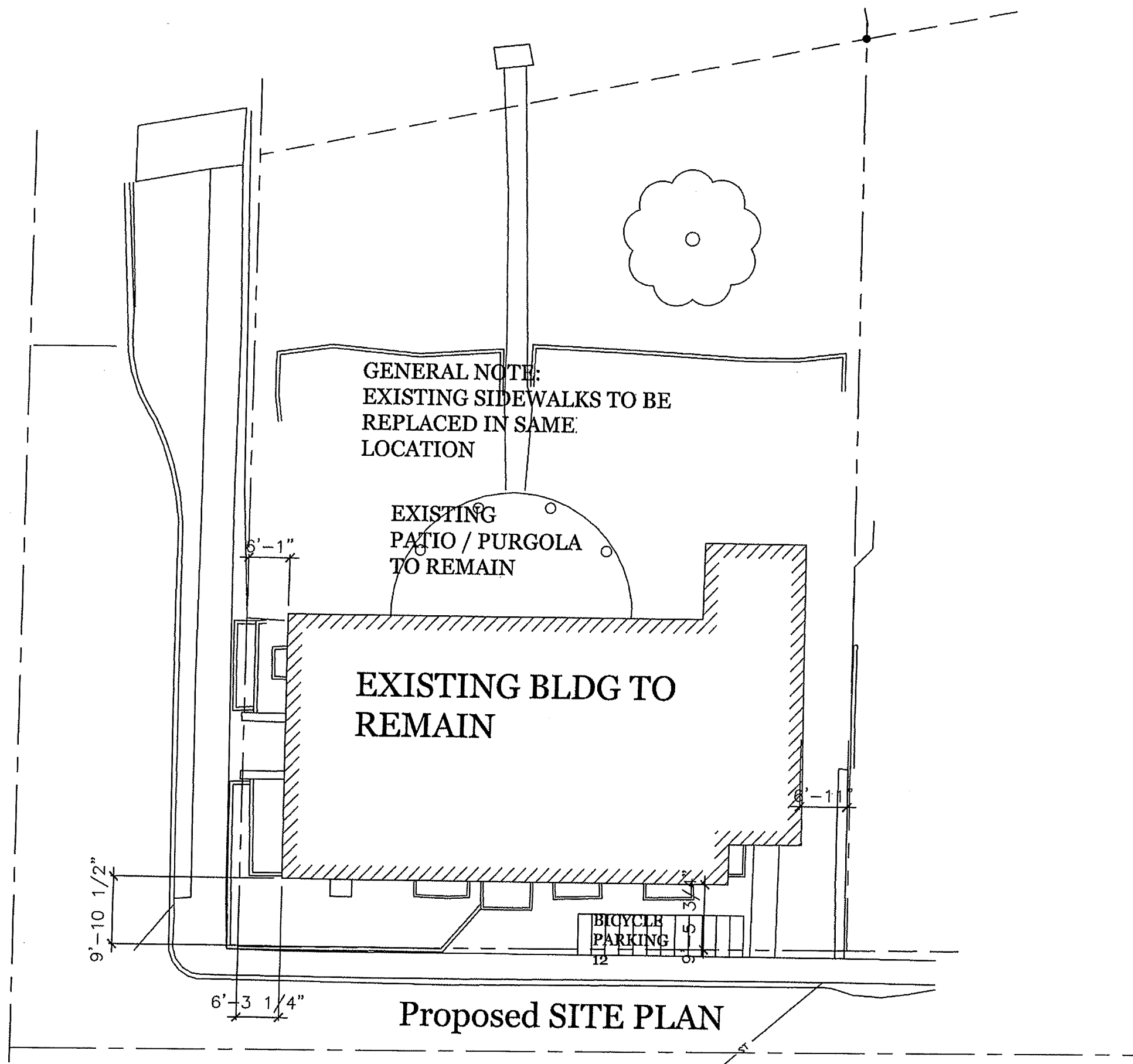
EXISTING SITE

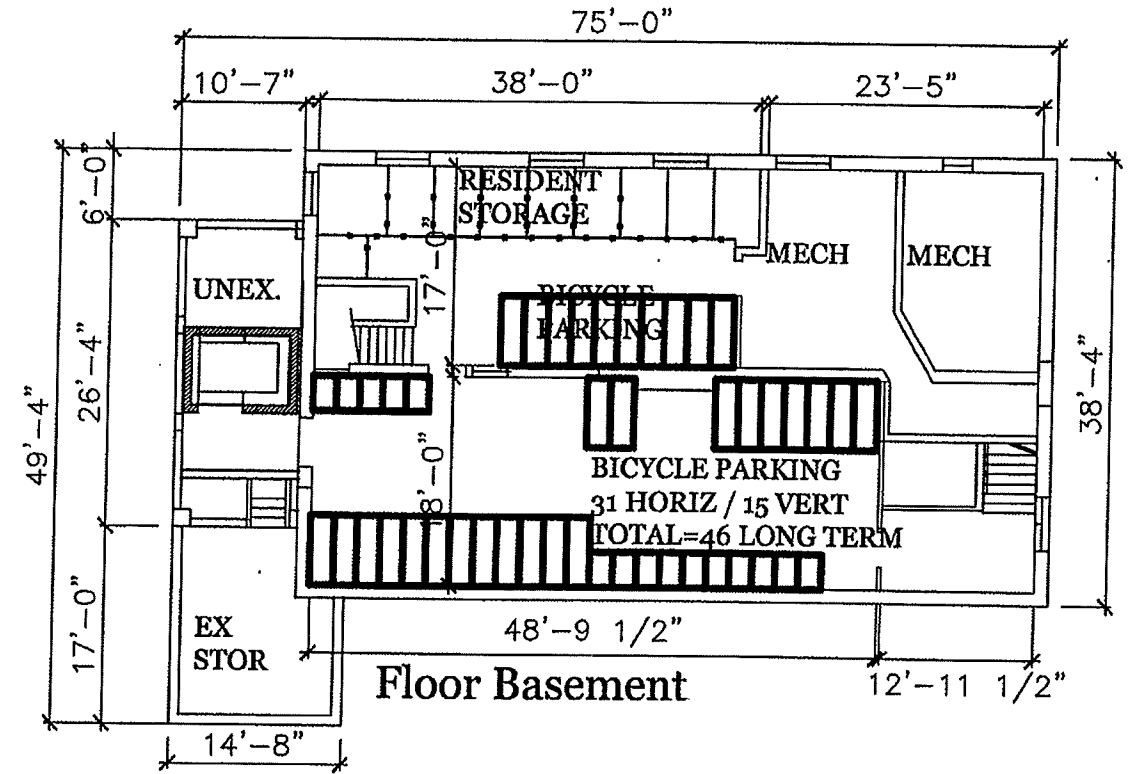
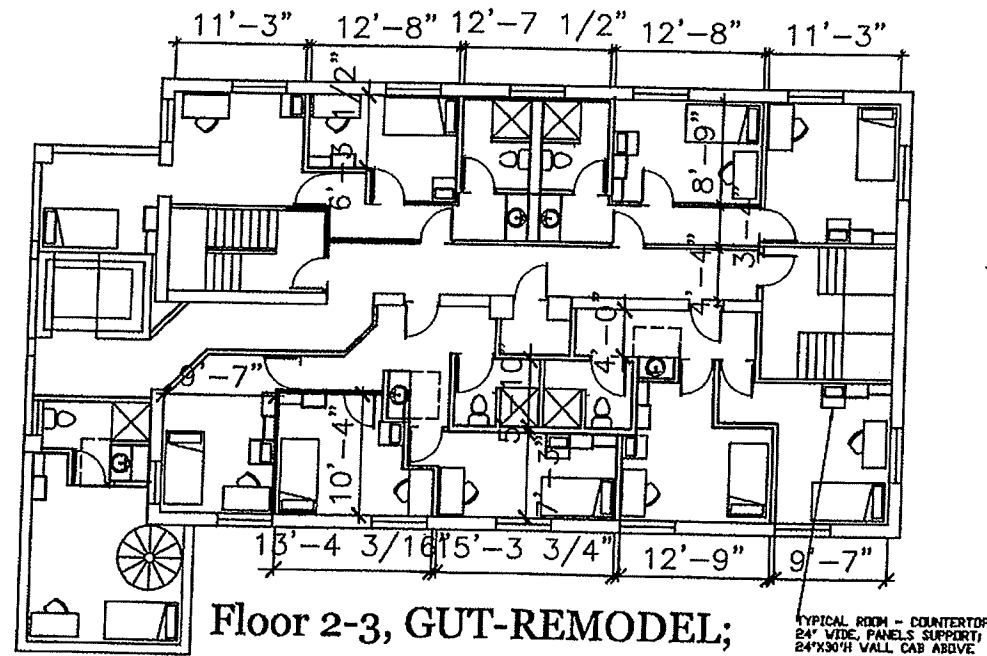
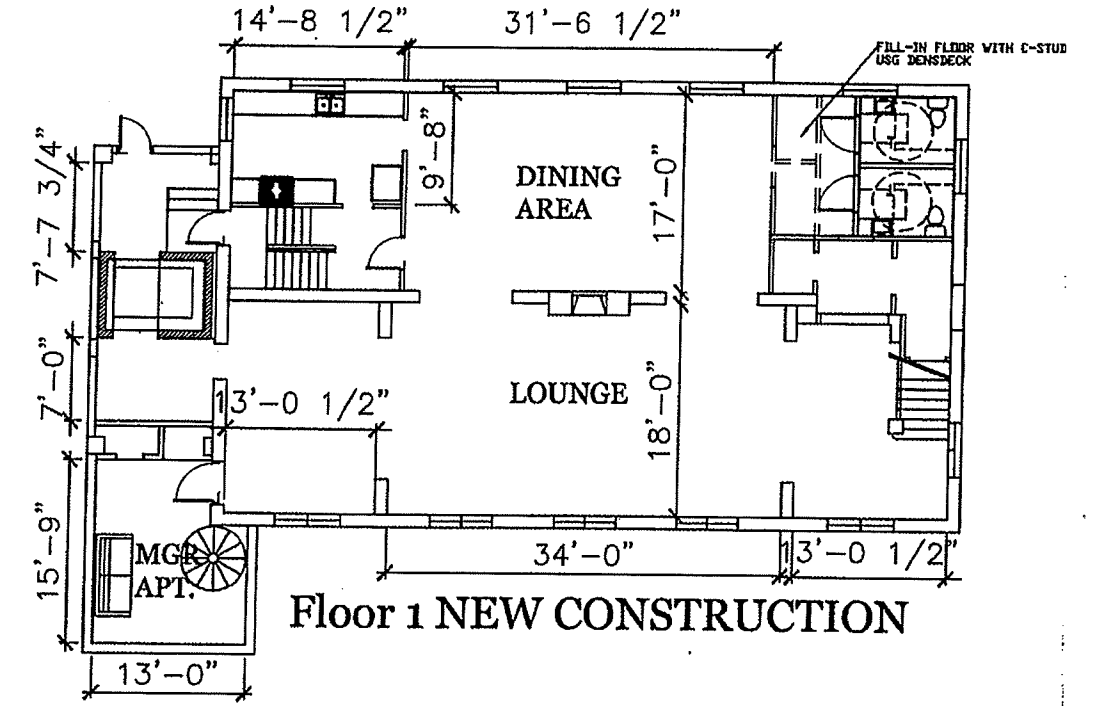
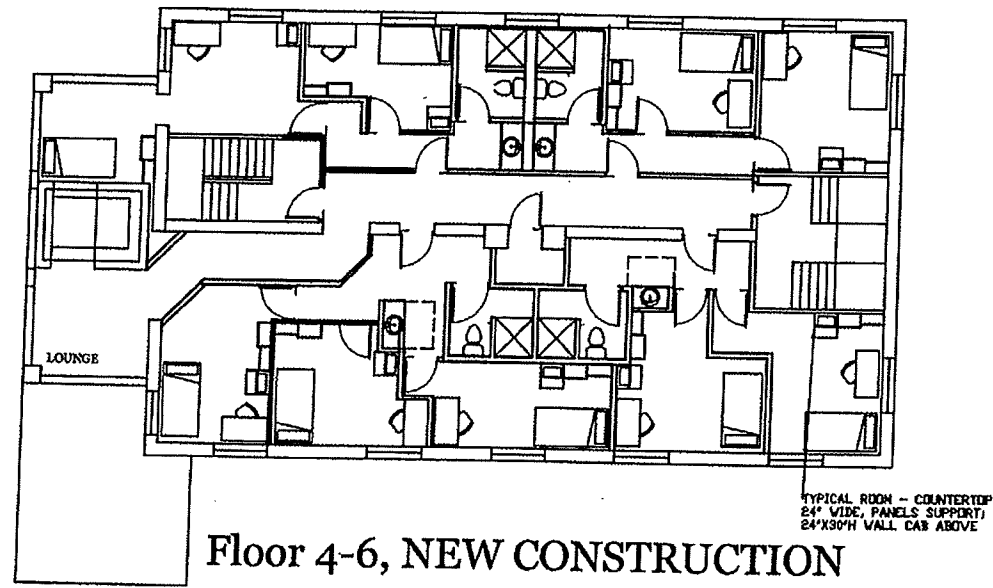
MADISON, WI

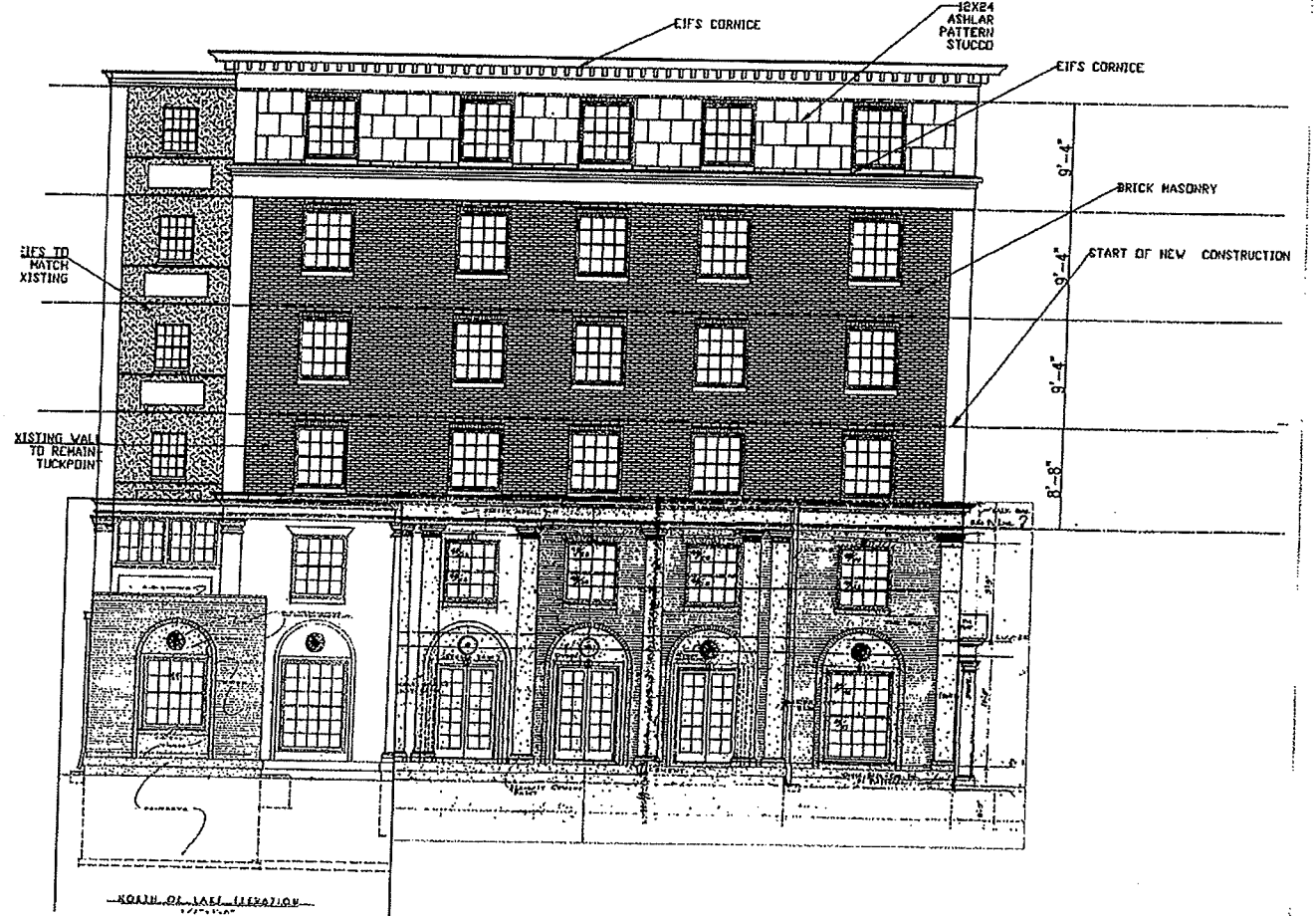
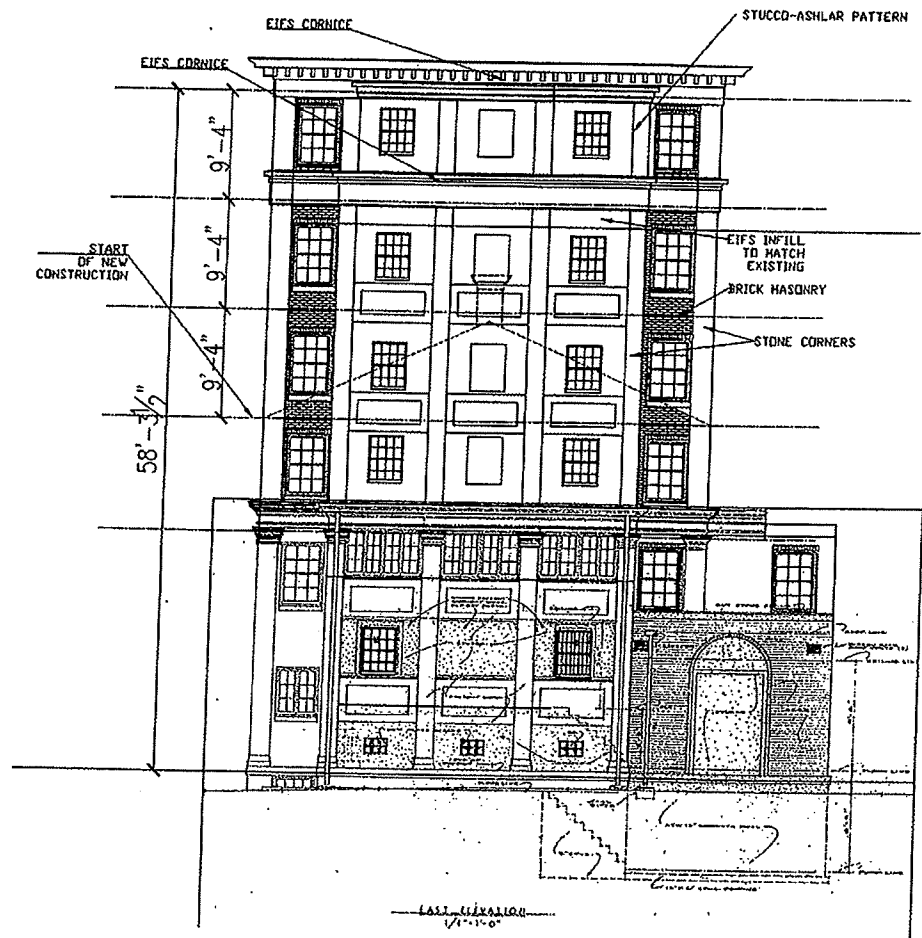
5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

Project No: TRI09
 Sheet 1 of 1





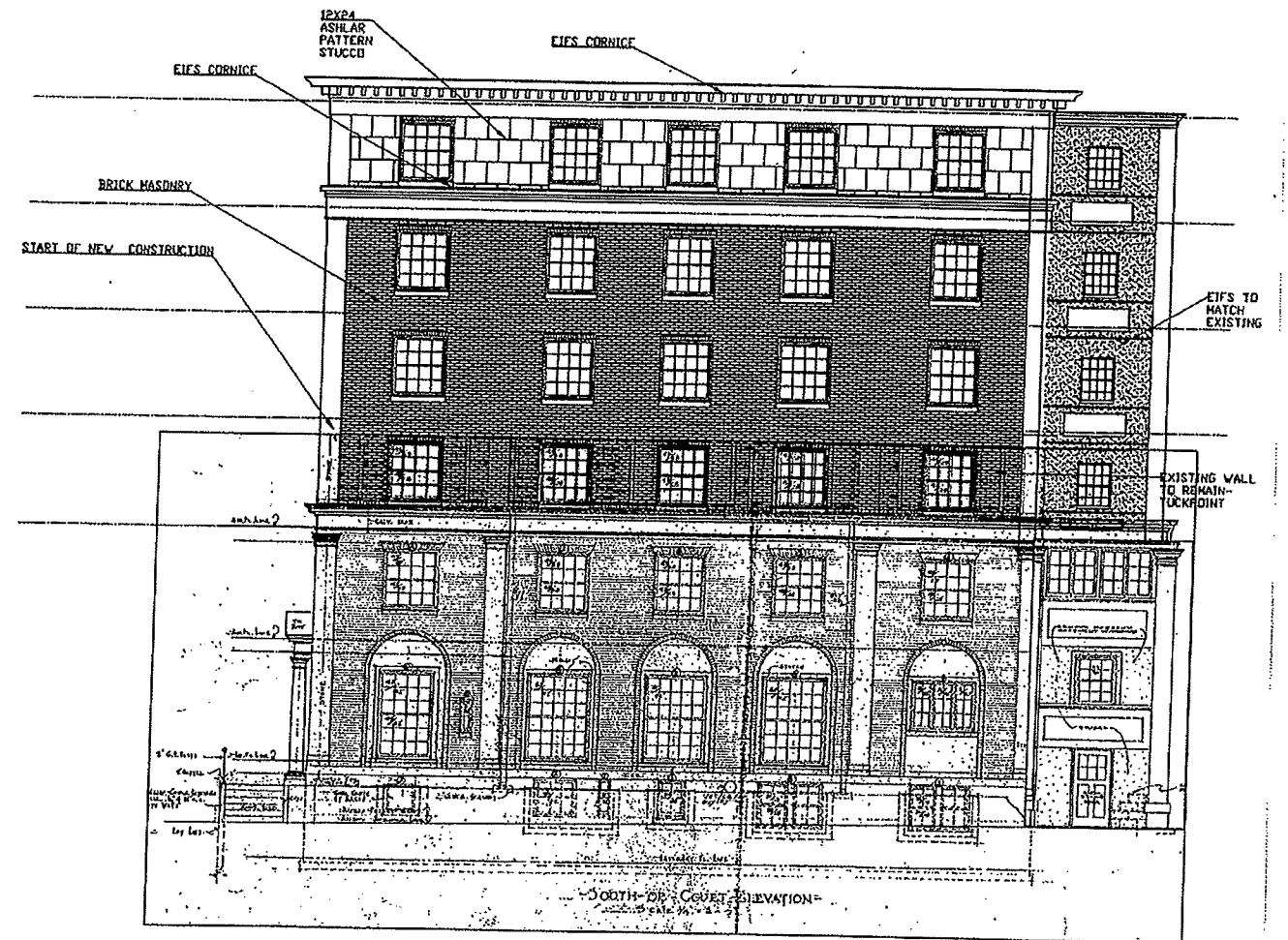
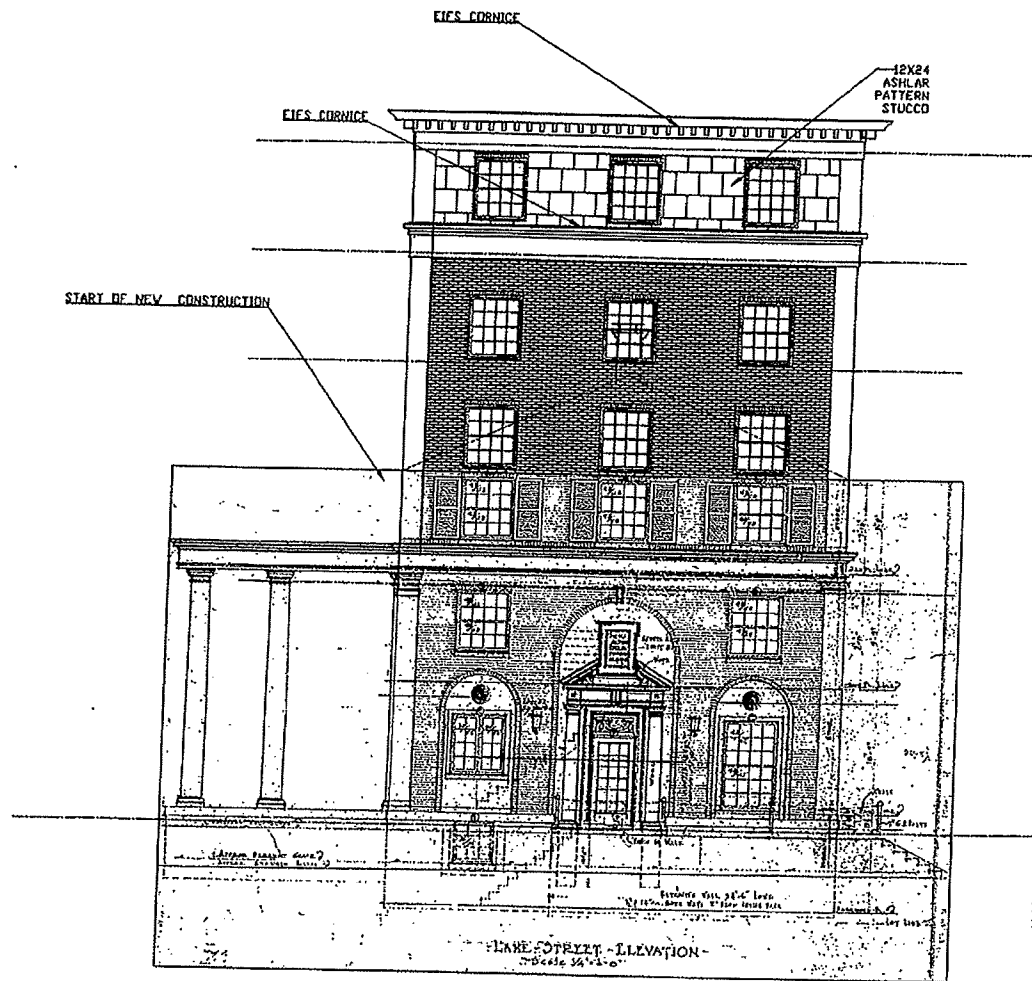


2625 Research Park Drive | Fitchburg, WI 53711 PO Box 259568 | Madison, WI 53725-9568

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SIGMA ALPHA EPSILON ADDITION

NOV. 19, 2013

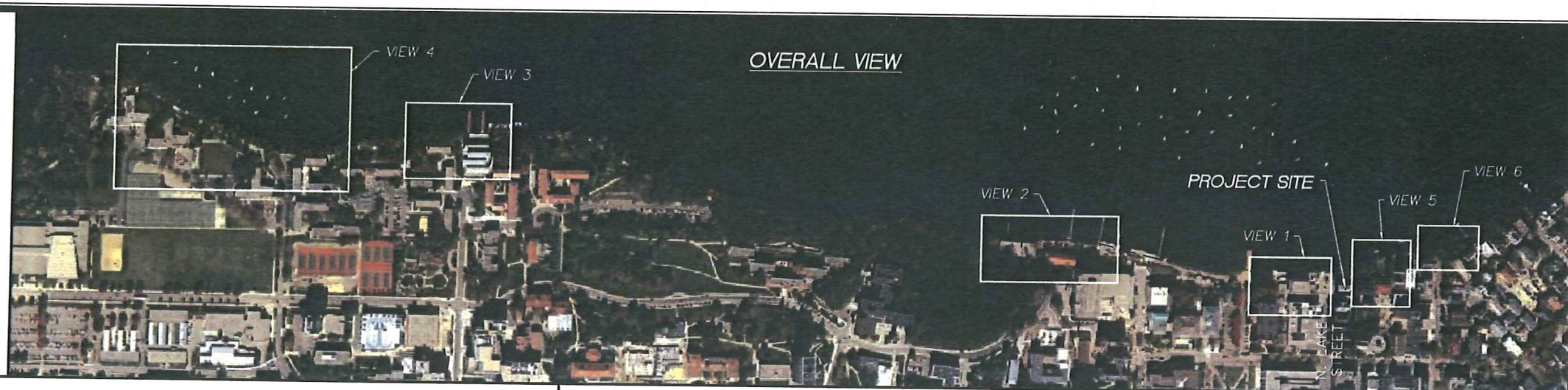




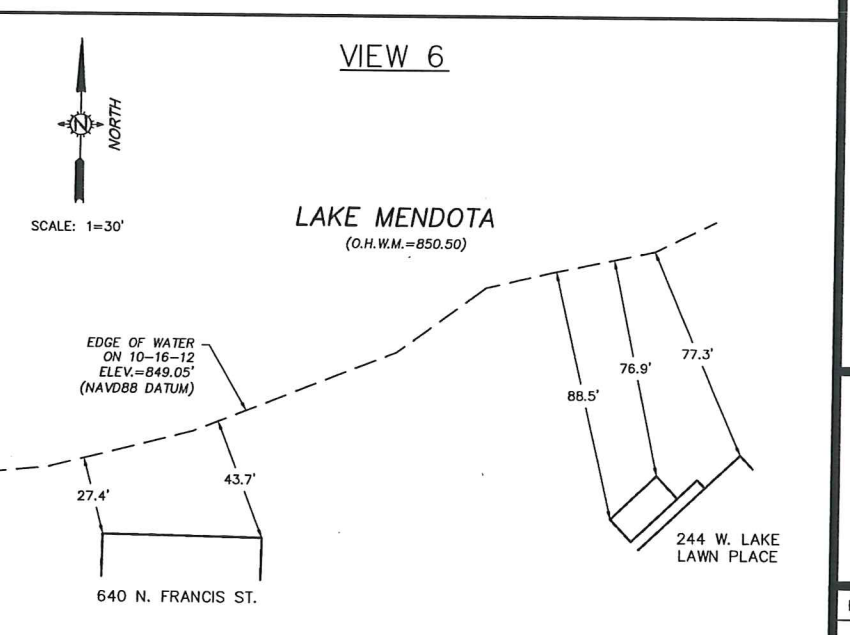
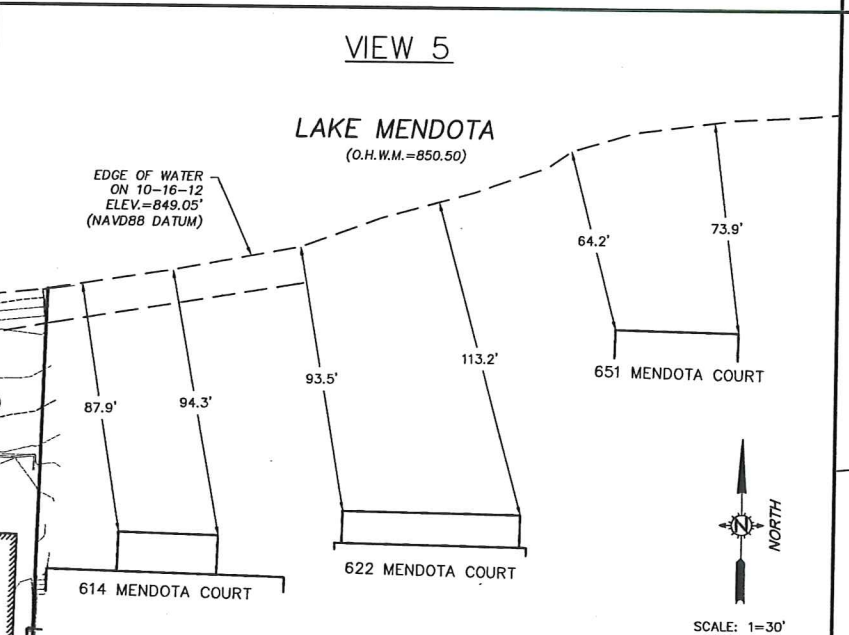
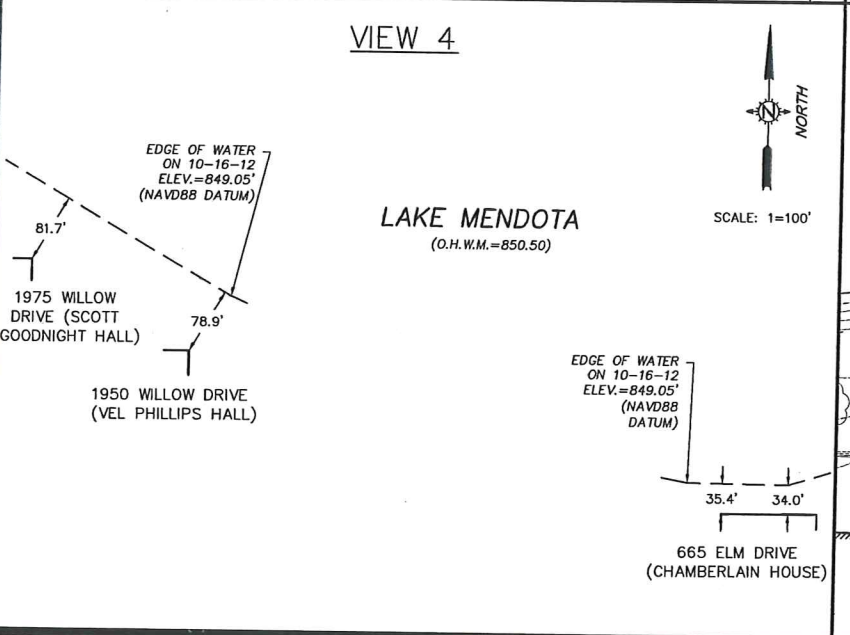
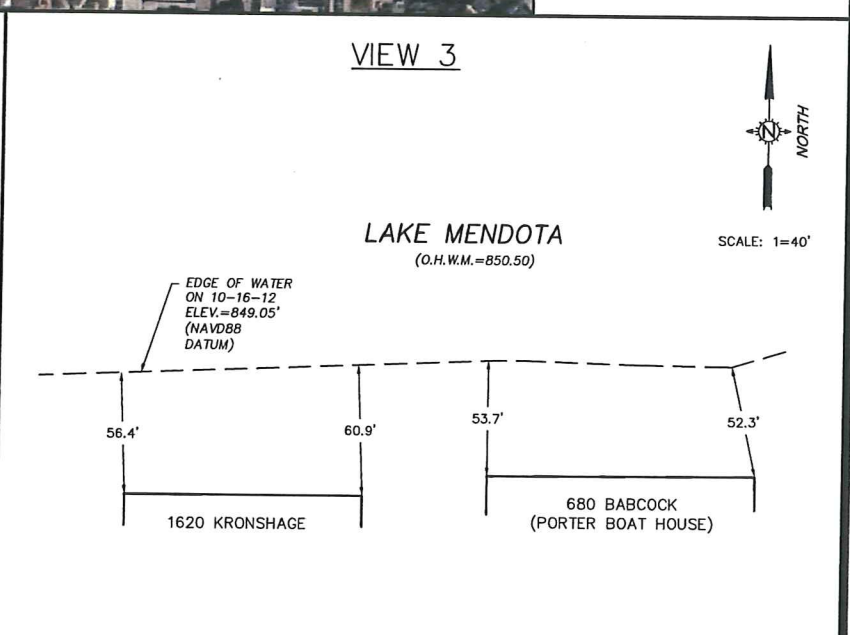
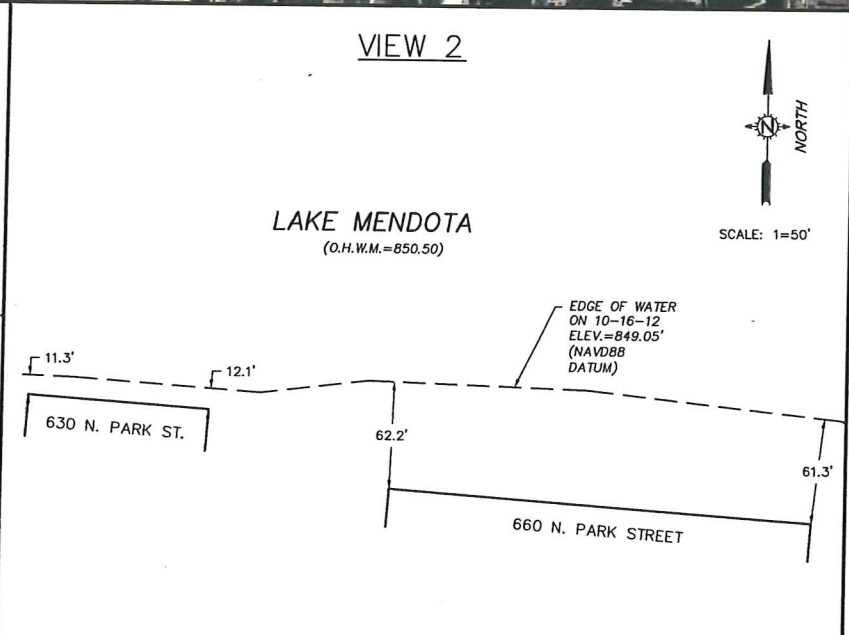
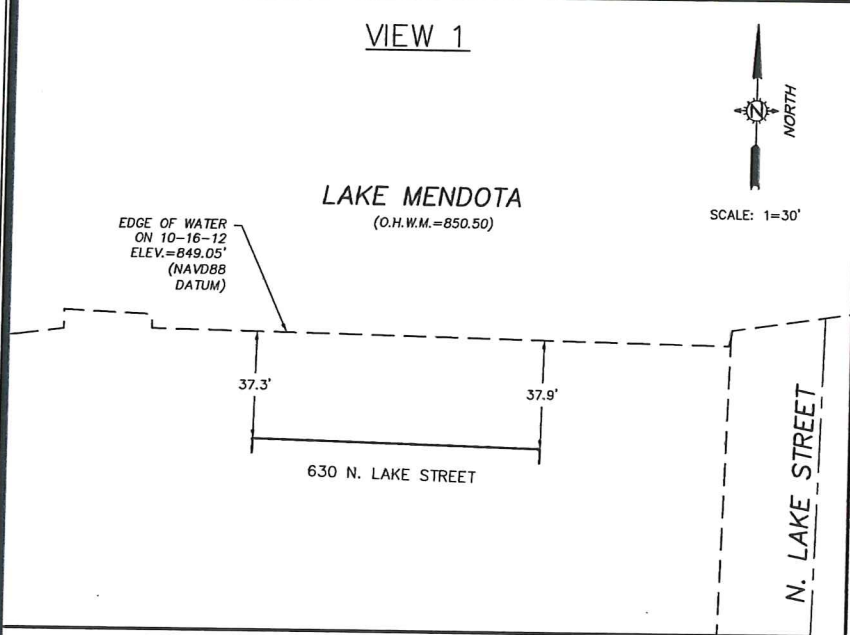
2625 Research Park Drive | Fitchburg, WI 53711 PO Box 260568 | Madison, WI 53725-0568

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SIGMA ALPHA EPSILON ADDITION	NOV. 19, 2013	
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OVERALL VIEW



MARK	REVISION	DATE	BY

Checked By: _____
 Engineer: _____
 Technician: ARC Date: 06-28-13 Field Bk: _____
 Project No: TRI09

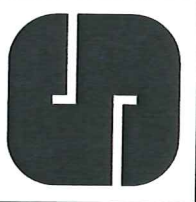
MADISON, WI

5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

SAE HOUSE SURVEY- 627 N. LAKE STREET

EXISTING BUILDING SETBACK EXHIBIT

SNYDER & ASSOCIATES, INC.



Landscape Points Required

Developed Area = 3,573 SF
 Landscape Points Required: 3,573/300 = 12 units
 12 units x 5 points/unit = **60 points**

Total Landscape Points Required = 60 points

Landscape Points Supplied

Proposed over story trees - 2 @ 35 = 70 points
 Proposed deciduous shrubs 11 @ 2 = 22 points

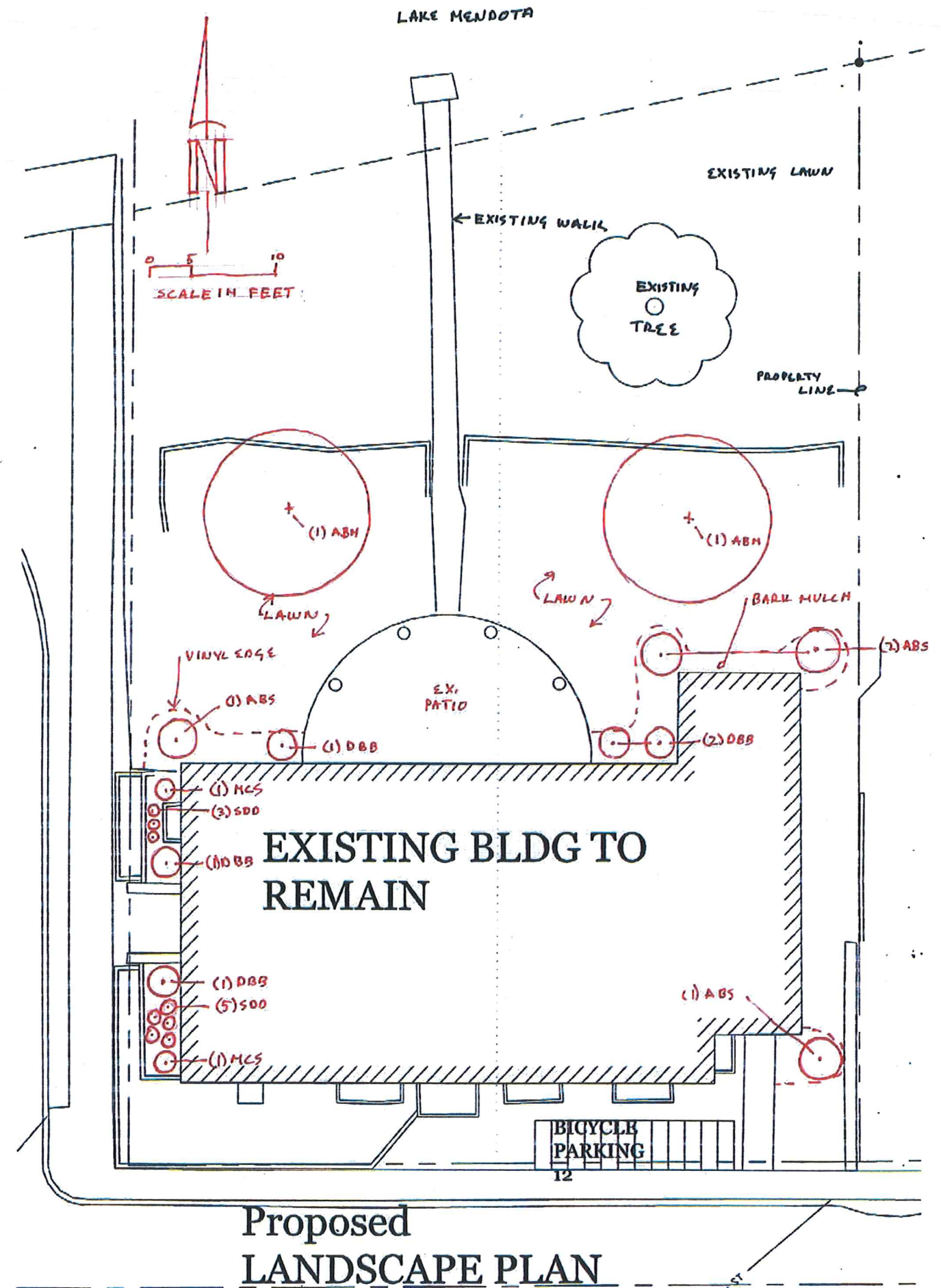
Total landscape points supplied = 92 points

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
ABM	2	2 1/2"	Autumn Blaze Maple	BB
ABS	4	4'	Autumn Brilliance Service Berry	BB
DBB	5	36"	Dwarf Burning Bush	BB
MCS	2	18"	Magic Carpet Spirea	Pot
DBB	8	1 Gal	Stella de Oro Day Lily	Con

NOTES:

- Existing turf areas disturbed by construction to receive a minimum of 4" of topsoil, seed (Madison Parks mix), starter fertilizer, and straw mulch.
- Mulch to be double shredded hardwood bark mulch spread to a depth of 3".
- Planting beds to be separated from lawn areas with 5" black vinyl edge.



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 LANDSCAPE ARCHITECT

