



Location
304 West Washington Avenue &
10-12 North Henry Street

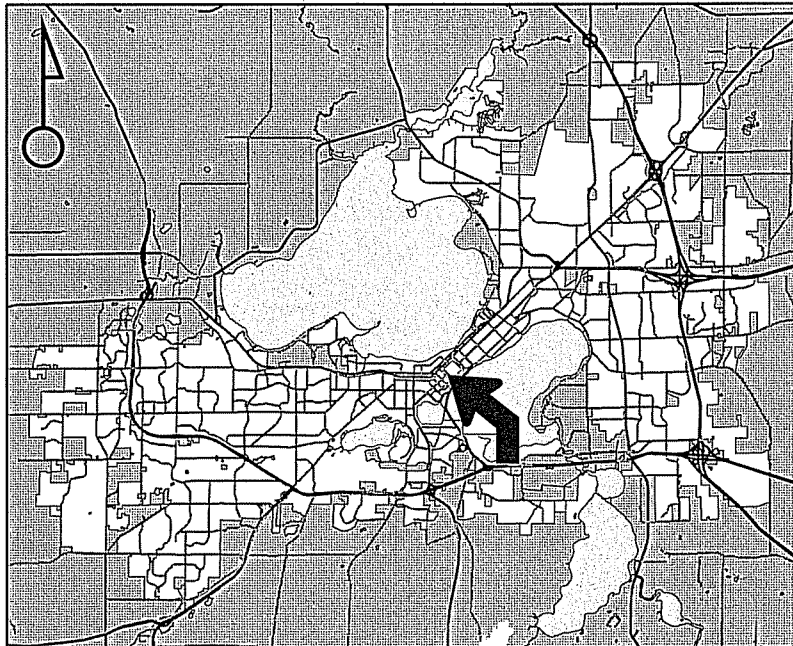
Project Name
Freedom From Religion Building Addition

Applicant
Cliff Fischer - 10-12 North Henry St, LLC/
Bill Montelbano

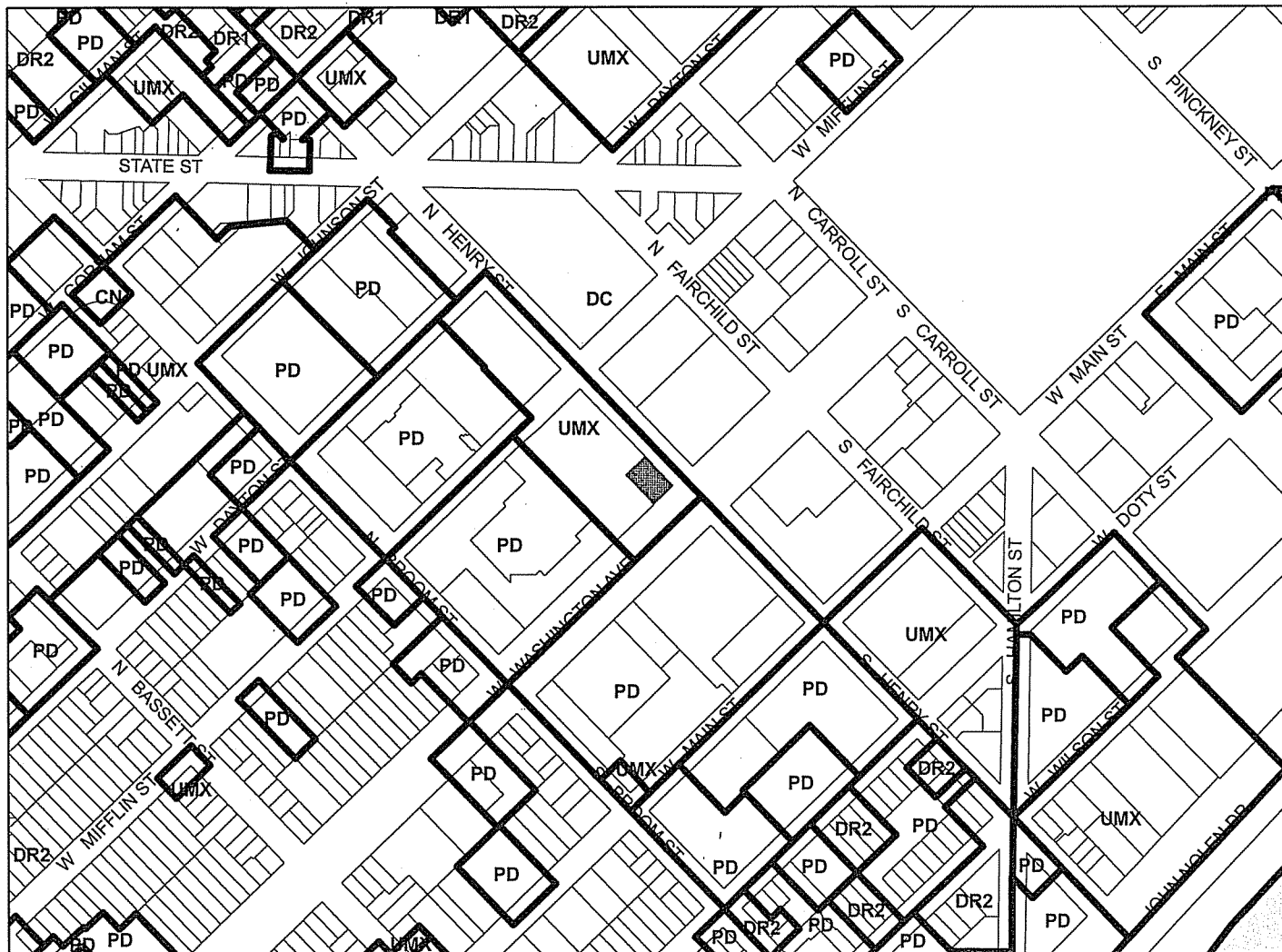
Existing Use
Apartment building and office building

Proposed Use
Demolish an apartment building to
allow the construction of an addition
to an office building

Public Hearing Date
Plan Commission
08 April 2013

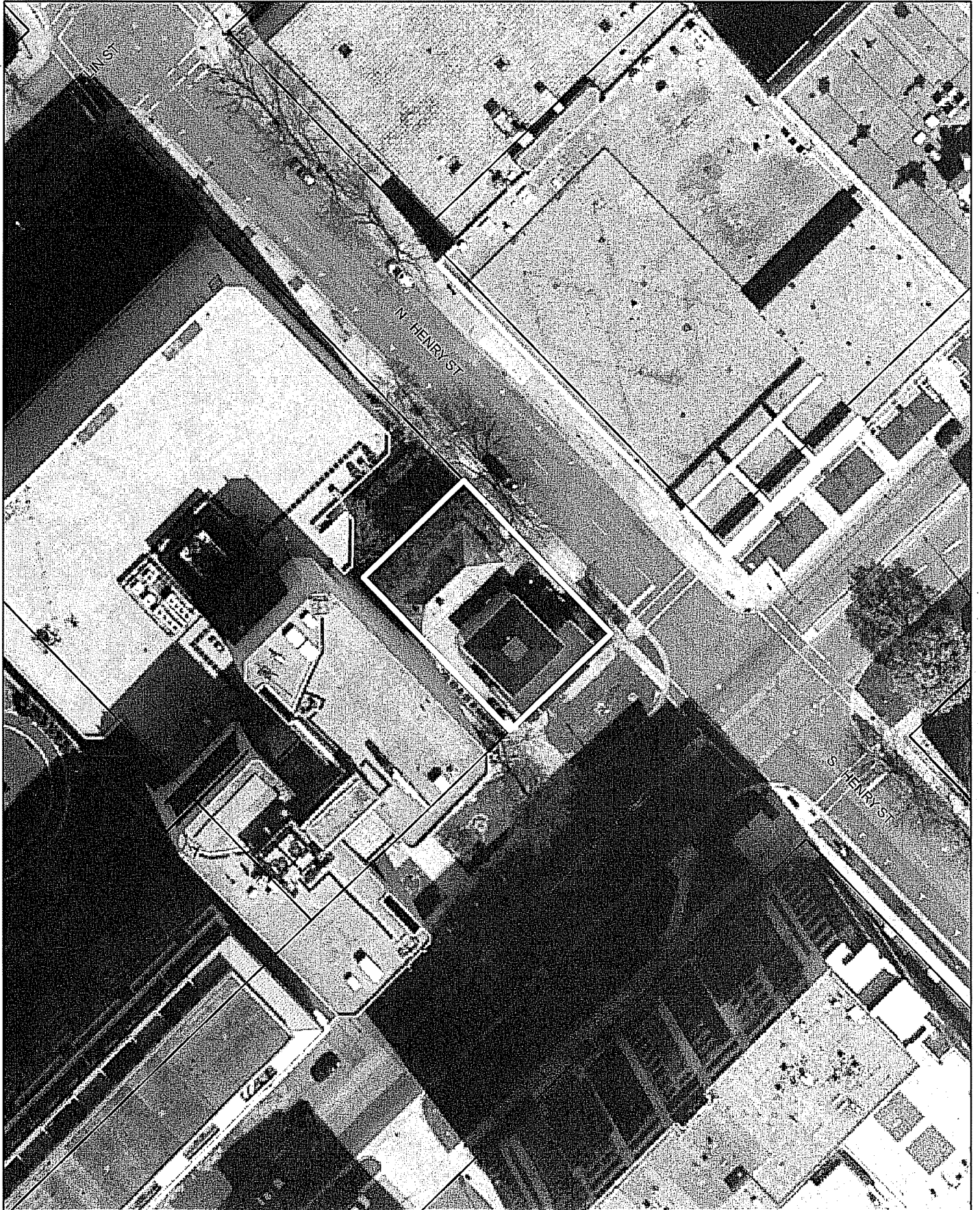


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 March 2013





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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	\$ 650 Receipt No. 139840
Date Received	2/6/13
Received By	JLK
Parcel No.	0709-231-1201-8
Aldermanic District	4-Michael Verveer
GQ	OK
Zoning District	UMX
For Complete Submittal	
Application	OK Letter of Intent OK
Photos	NA Legal Descript.
Plan Sets	✓ Zoning Text NA
Alder Notification	Waiver
Ngrhd. Assn Not.	Waiver
Date Sign Issued	2/6/13

1. Project Address: 304 W. WASHINGTON AVE. Project Area in Acres: _____

Project Title (if any): ADDITION TO FREEDOM FROM RELIGION FOUNDATION

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: ANNIE LAURIE GAYLOR + DAN BARKER Company: FREEDOM FROM RELIGION FOUNDATION

Street Address: 304 W. WASHINGTON AVE City/State: MADISON, WI. Zip: 53701

Telephone: (608) 256-8900 Fax: (1) 204-0422 Email: ALGAYLOR@FRRF.ORG

Project Contact Person: BILL MONTELBANO Company: BILL MONTELBANO, ARCHITECT

Street Address: B E. HUDSON STREET City/State: MADISON, WI Zip: 53560

Telephone: (608) 795-4540 Fax: () Email: MONTELBA@YMAIL.COM

Property Owner (if not applicant): 10-12 NORTH HENRY ST. LLC ATTN: CLIFF FISHER

Street Address: 380 W. WASHINGTON AVE City/State: MADISON, WI. Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 4 STORY ADDITION ADJACENT TO EXISTING BUILDING AND THIRD FLOOR ADDITION ABOVE EXISTING BUILDING

Development Schedule: Commencement ON OR BEFORE AUG. 2013 Completion ON OR BEFORE JUNE 2014

FROM :

FAX NO. :

Feb. 05 2013 12:49PM P2

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - Twenty (20) copies of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, twelve (12) additional 11 X 17-inch copies.
 - One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper
- REVISED! - Letter of Intent:** Twelve (12) copies describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies of the letter.
- Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

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

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- 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.
 - Approval of a Reuse & Recycling Plan by the City's Recycling Coordinator is required prior to issuance of permits.
- A Zoning Text shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the DOWNTOWN Plan, which recommends DOWNTOWN CODE MIXED USE 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 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:
ALDER + NEIGHBORHOOD ASSOCIATION NOV. 2, 2012
- 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: OLIVIA FRANKLIN Date: 11-23-2012 Zoning Staff: AL MARTIN Date: 12-10-2012

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

Name of Applicant BILL MONTELRANO Relation to Property Owner _____
 Authorizing Signature of Property Owner [Signature] Date 2/3/13

304 West Washington Avenue Letter of Intent

The Freedom From Religion Foundation, a nonprofit 501(c)(3) educational charity, intends to expand our 3,000 square foot 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 and replace with a 4-story addition joined to our original building. As a nonprofit, FFRF has come up with a plan that answers our needs and future growth, without being cost-prohibitive, and which preserves a part of our downtown history.

While we've outgrown our Italianate building, it is solid and fully functional, featuring deep, tall windows providing lovely and plentiful natural lighting. It was built in 1855 with Gold Rush money by Neelie Gray and Adeline Comfort Gray. It briefly serving as a rectory for the nearby Episcopal Church. An addition by doctors in the 1940s converted the porch fronting West Washington Avenue into office space, covering the much of the building's original sandstone with stucco to match the addition. We have removed small sections of the stucco and found the stone to be in very good condition and therefore plan to remove the remaining stucco, in harmony with the mixture of sandstone mansions and Prairie-style buildings throughout Madison's historic districts.

FFRF, a national organization headquartered in Madison, has grown greatly in the last few years, from about 6,000 members in 2007 to more than 19,000 today. Our staff is growing very fast as a result. Currently our building houses 13 fulltime staff members (including 4 attorneys) plus part-time student workers, regular volunteers, and many interns. They're extremely cramped among all the boxes, books, shared offices and two of the tiniest "restrooms" imaginable. FFRF is a publisher that already rents storage space for most of our 9 published books. Our current library of more than 2,000 cataloged books is full; hundreds of cataloged books await space for shelving. The project would add a necessary 3rd floor library with additional workspace for interns atop the original building. FFRF would restore the cupola and vista that was removed in the 1940's, which will provide important natural lighting for the 900-square foot new library, a novel view of the Capitol, and additional meeting area/lunch space. The plans include an attractive meeting hall on the addition's 4th floor, so FFRF can host speakers, weddings and hold more local events — which lack of space has prevented in the past.

Our plans will not only benefit the local construction business, but enable FFRF to hire much-needed additional staff, including students and interns from the University of Wisconsin. With interns, students and volunteers we can have as many as 18 persons working in our petite building.

The four story addition will blend with our building's 1940's "Prairie" addition and showcase the original structure; in short an enhancement to downtown Madison. The landscaped courtyard along Henry Street softens the transition between architectural styles while the stucco seat/curb wall and fence connects the two prairie additions. By building along Henry Street we are not adding to the "canyon" effect on West Washington or diminishing the natural importance of the State Capitol.

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

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.

