

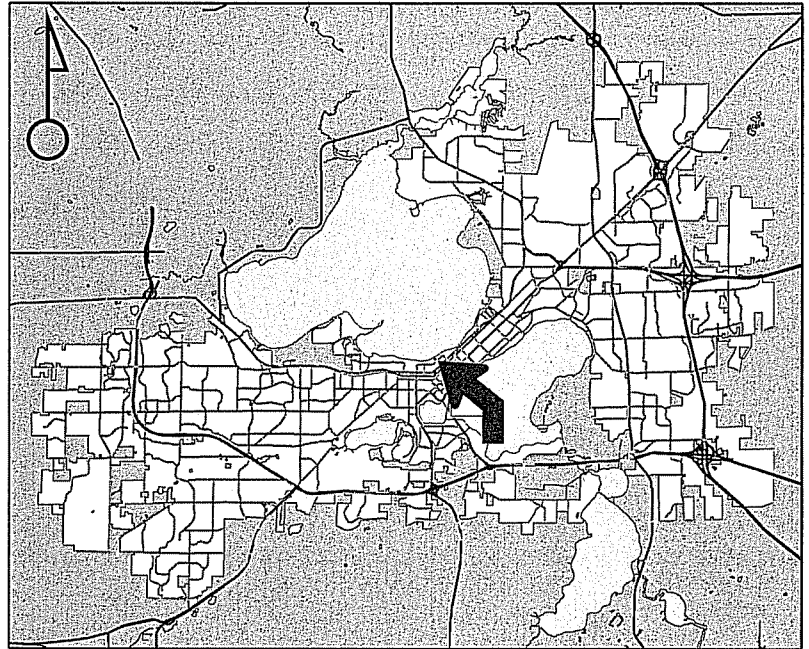


Location  
633 North Henry Street &  
140 Iota Court

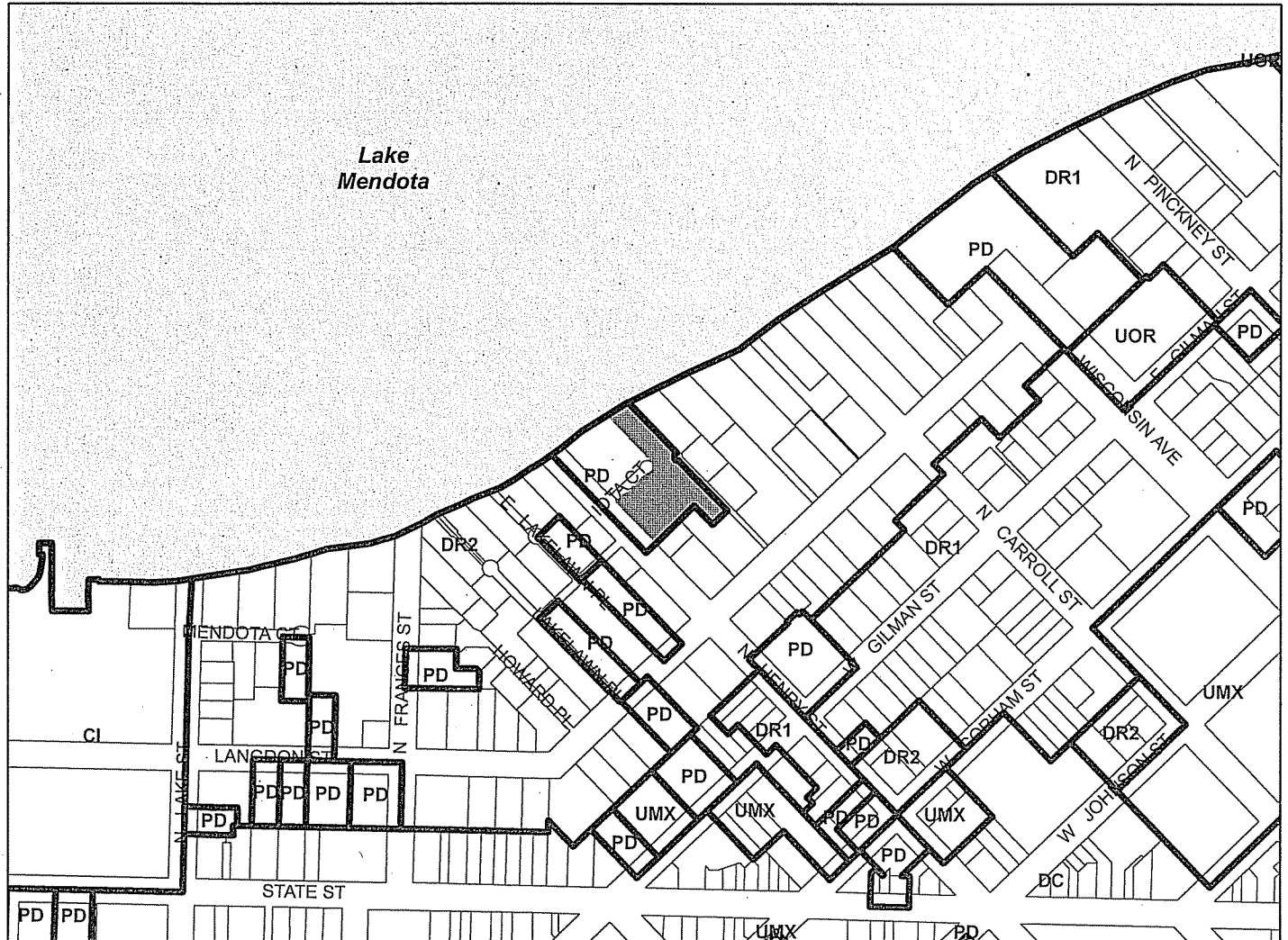
Applicant  
Chris Houden – Palisades Apartments/  
Randy Bruce – Knothe Bruce Architects

Proposed Use  
Construct pool as part of rooftop  
terrace of previously approved  
apartment buildings and add  
balconies to lake side of existing  
building

Public Hearing Date  
Plan Commission  
18 November 2013



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 November 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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 633 Henry St Project Area in Acres: .91  
Project Title (if any): THE WATERFRONT

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: CHRIS HUPDEN Company: PALISADES APARTMENTS, LLC  
Street Address: 6417 Normandy Lane City/State: Madison WI Zip: 53719  
Telephone: (608) 271-0864 Fax: (608) 277-9021 Email: chrish@selectpub.com

Project Contact Person: Randy Bruce Company: Knothe Bruce Architects  
Street Address: 7601 University Ave City/State: Middleton WI Zip: 53562  
Telephone: (608) 836-3690 Fax: ( ) Email: \_\_\_\_\_

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

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Addition of 5th roof deck pool

Development Schedule: Commencement Winter 2013 Completion 2014 Fall

**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 ½ 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 \_\_\_\_\_ 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 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:  
\_\_\_\_\_
- 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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

X Name of Applicant CHRIS HODDEN Relation to Property Owner OWNER  
 Authorizing Signature of Property Owner  Date 10/2/13

October 1, 2013

Ms. Katherine Cornwell  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Minor Alteration to Approved SIP  
633 N. Henry Street  
Madison, Wisconsin

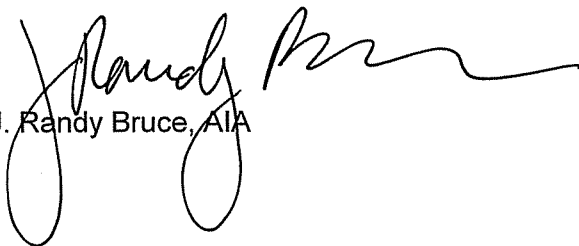
Dear Ms. Cornwell:

The following changes have been made to the SIP plans approved on August 15, 2013 and are presented for your approval:

**A-1.5 & A-2.1:**

- Outdoor pool added to Fifth floor roof deck,

Sincerely,



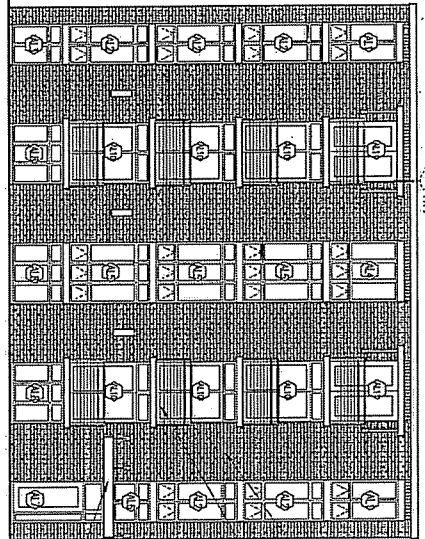
J. Randy Bruce, AIA



ROOF ELEVATION  
15000'

DIRTY  
15000'

NEW SOUTHEAST ELEVATION



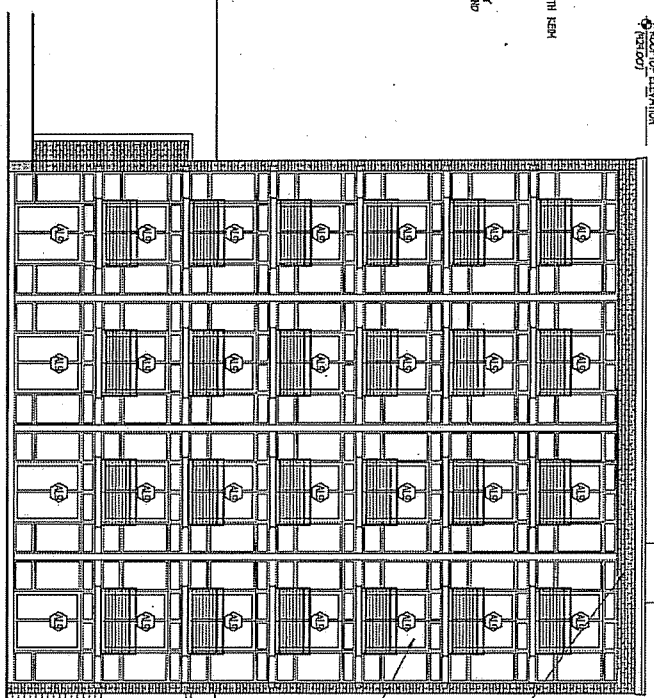
PAINT EXPOSURE BACK WITH KEM  
FIBERGLASS COATING, TYP.

CHANGE STEEL BALCONY  
ADDITION AT EAST END  
OF STEEL BEAMS

STEEL DIRTY CLAMP

ROOF ELEVATION  
15000'

NEW NORTHWEST ELEVATION



PAINT EXPOSURE BACK WITH KEM  
FIBERGLASS COATING, TYP.

DUAL SIDING ALUMINUM  
SHEATHMENT DOOR WITH UP  
CENTER HALL

**KNOTHE & BRUCE ARCHITECTS**  
7611 Liberty Avenue East 2nd  
Fond du Lac, Wisconsin 53524  
434-341-1100 Fax 434-341-4334

- LEGEND
- 1. EXISTING
  - 2. NEW
  - 3. REPAIR/REPLACE
  - 4. REMOVE
  - 5. REPAIR/REPLACE

Notes:  
1. See the schedule of work for  
a complete list of items to be  
done on this project.

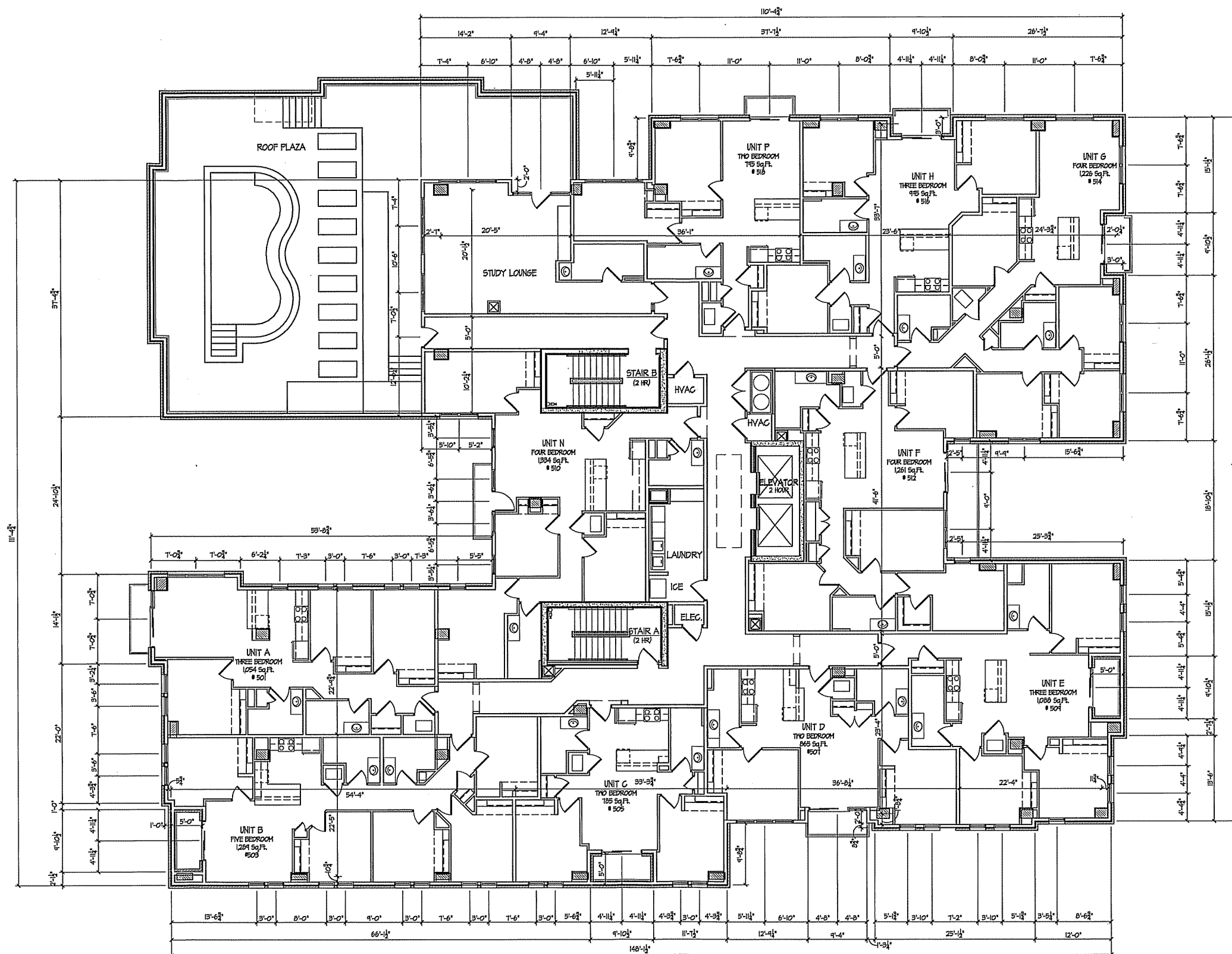
Figure 110  
H20

KNOE LOTZ CARL HADISON, INC.  
Elevations

0804 A-23b

Consultant

Notes  
SEE A-10 FOR TYPICAL NOTES



Revisions  
Issued For Preliminary Bidding: March 14, 2013  
Contract Set: July 1, 2013  
Issued for Plan Review: August 2, 2013  
Re-issued for Plan Review: August 14, 2013  
Issued for Construction: September 3, 2013  
September 26, 2013

Project Title  
**The Waterfront  
Apartments**

633 N. Henry Street  
Madison, WI  
Drawing Title  
**Fifth Floor Plan**

Project No. Drawing No.

0804 A-15

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**FIFTH FLOOR PLAN**  
1/8" = 1'-0"

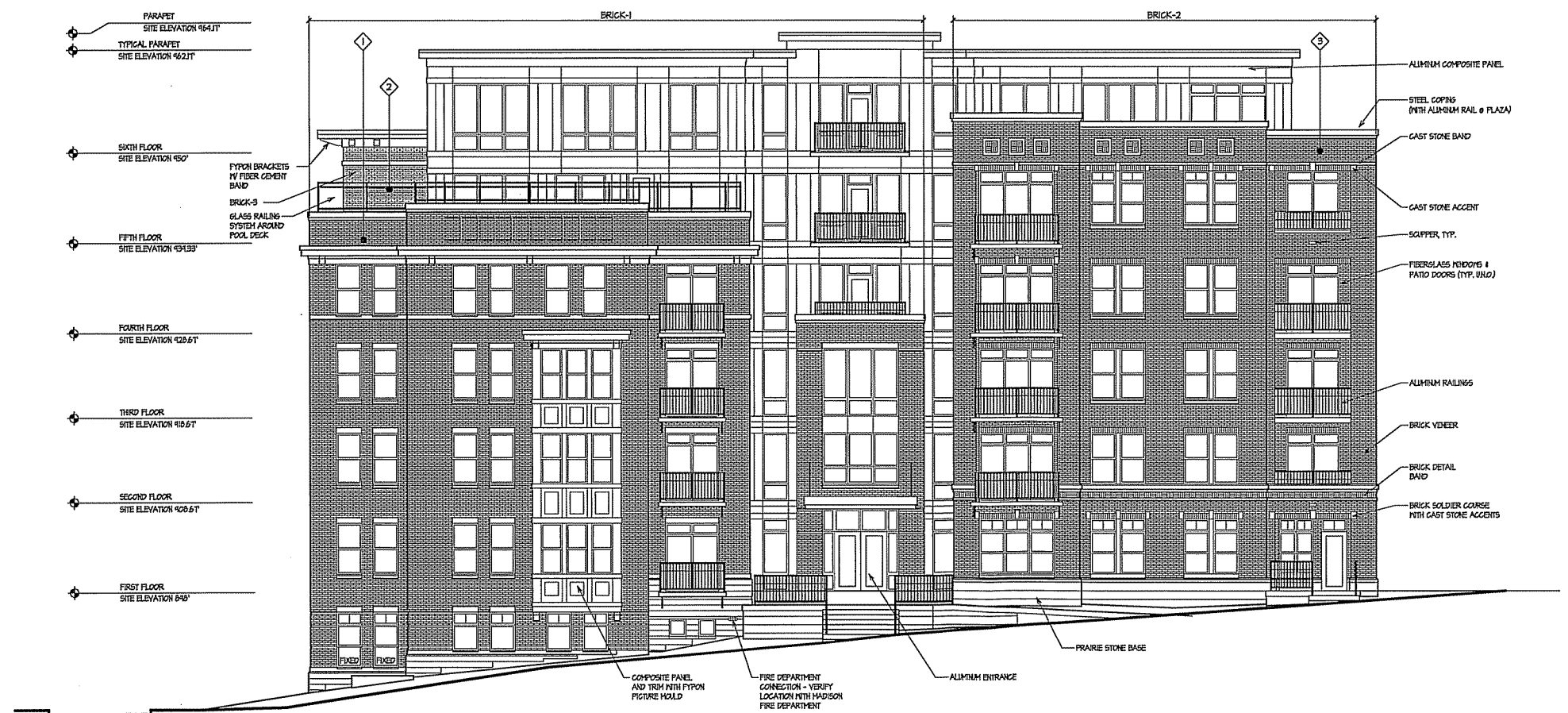


Consultant

Notes



1 ELEVATION ALONG IOTA COURT  
 A-2.1 1/8" = 1'-0"



2 ELEVATION ALONG HENRY STREET  
 A-2.1 1/8" = 1'-0"

Revisions  
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 September 26, 2013

Project Title  
**The Waterfront Apartments**

633 N. Henry Street  
 Madison, WI  
 Drawing Title  
**Elevations**

Project No. 0804 Drawing No. A-2.1

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Notes

- INTERIOR KEY NOTES** [X]
1. INSTALL NEW LVT TILE FLOORING
  2. REFRESH ALL EXISTING DOOR JAMBES
  3. PAINT ALL WALLS AND CEILING
  4. REMOVE AND REPLACE ALL LIGHT FIXTURES
  5. INSPECT LAUNDRY APPLIANCES AND REPLACE IF NEEDED
  6. REMOVE AND REPLACE KITCHEN CABINETS, SINK, APPLIANCES, COUNTER AND OVENS
  7. REMOVE AND REPLACE BATH VANITY, TOILET, TUB/SHOWER AND FIXTURES
  8. REPAIR ALL PLASTER AND DRYWALL
  9. INSTALL NEW VINYL BASE THROUGHOUT
  10. ANY INFORMATION NOT INCLUDED IN THIS SET USE WATERFRONT SPECIFICATION OR APPROVED EQUIVALENT
- NEW MALL  
 EXISTING MALL

Revisions

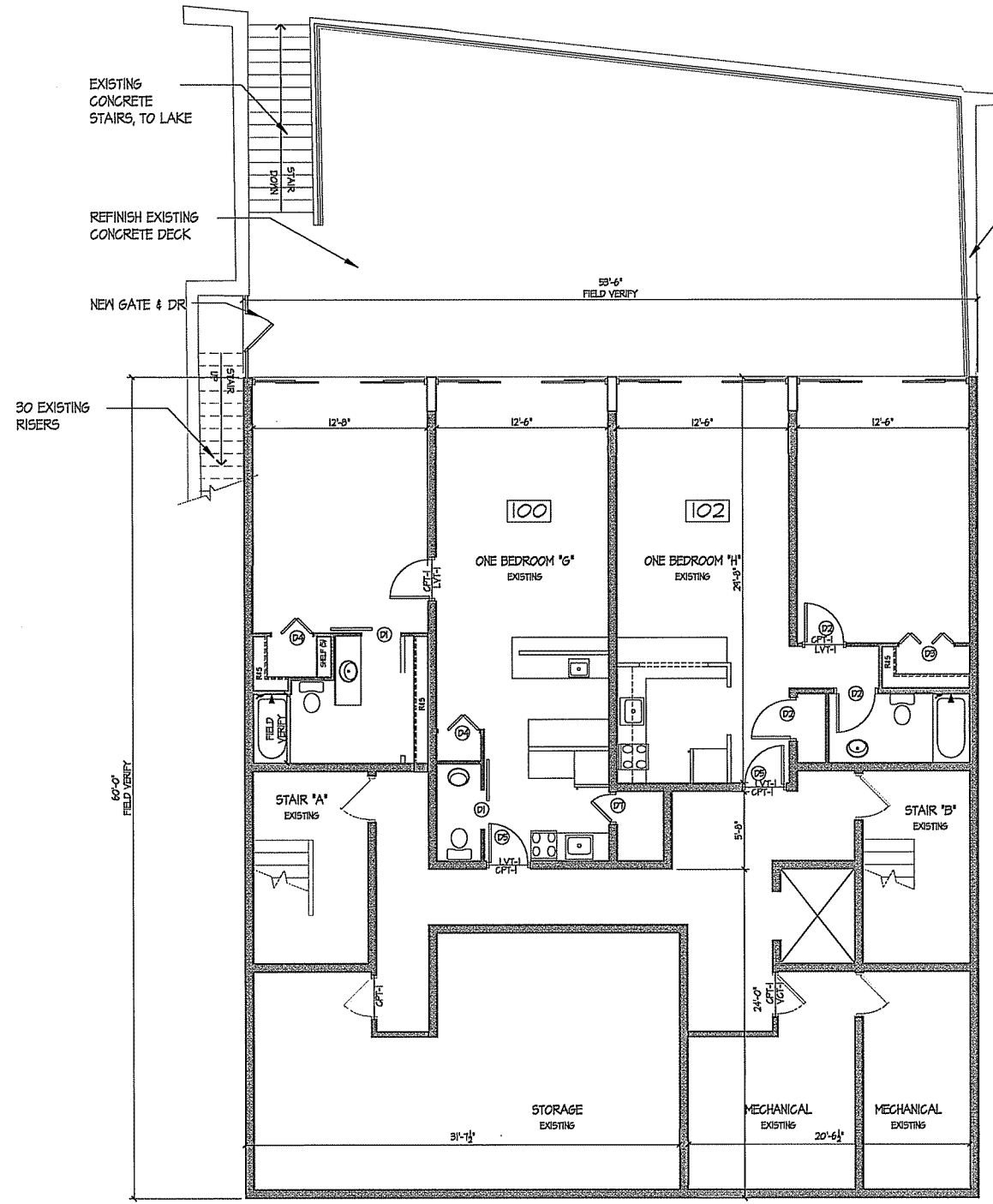
- Land Use Application - October 17, 2012  
 Site Plan Submittal - April 18, 2013  
 Building Plan Review - August 5, 2013  
 Minor Alteration - Balcony Extension - Sept 20, 2013

Project Title  
H20

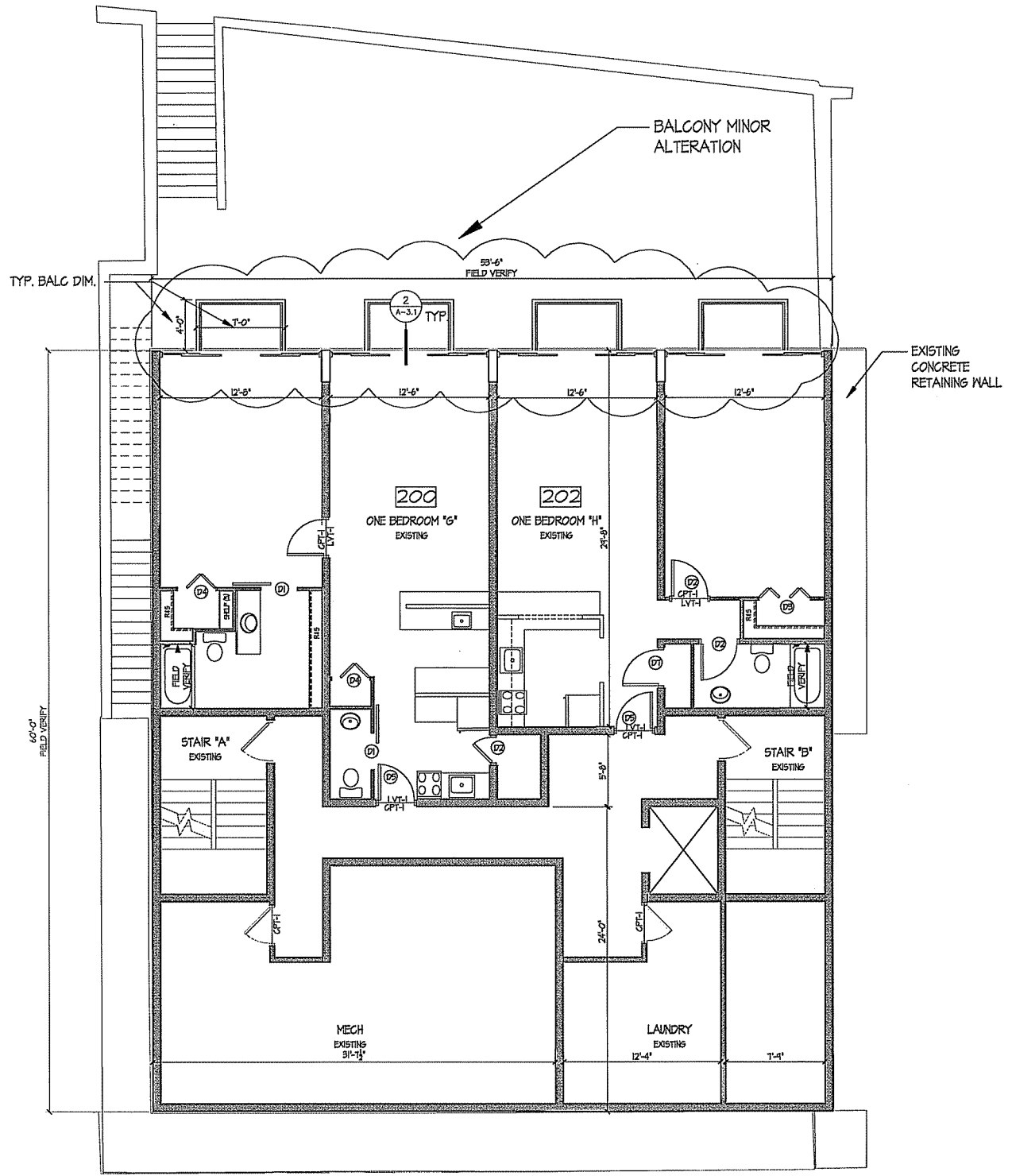
140 IOTA COURT, MADISON WI  
Drawing Title  
**FIRST & SECOND FLOOR PLANS**

Project No. Drawing No.  
0804 A-1.3b

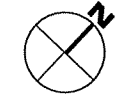
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**FIRST FLOOR PLAN**  
3/16" = 1'-0"  
3210 SF



**SECOND FLOOR PLAN**  
3/16" = 1'-0"  
3210 SF



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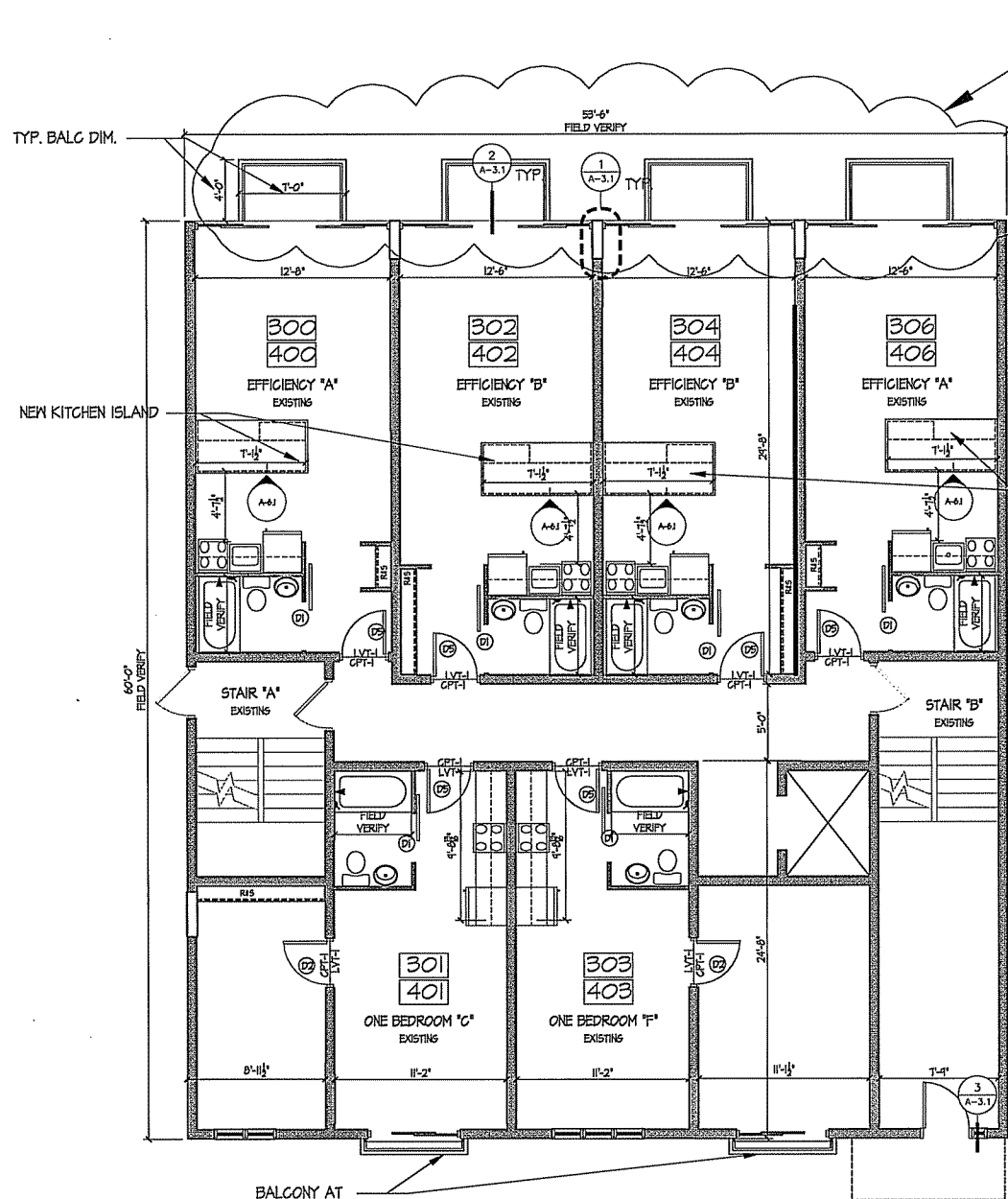
Notes

INTERIOR KEY NOTES

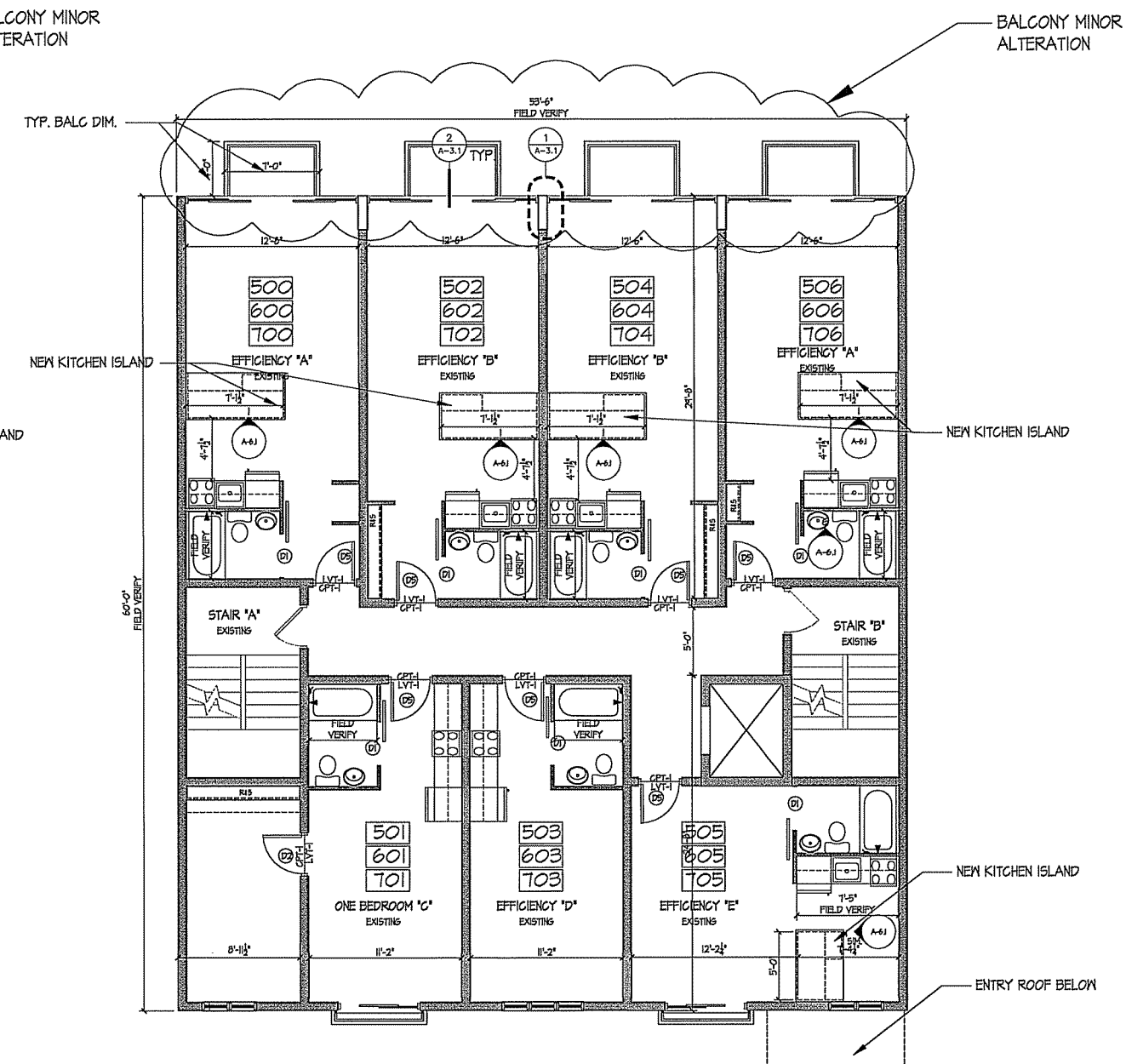
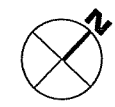
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  10. ANY INFORMATION NOT INCLUDED IN THIS SET, USE MATERIAL SPECIFICATION OR APPROVED EQUIVALENT
- NEW HALL  
 EXISTING HALL

Revisions

- Land Use Application - October 17, 2012  
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○
**THIRD FLOOR PLAN (FOURTH FLOOR SIM)**  
 3/16" = 1'-0"  
 3210 SF



○
**5TH FLR PLAN (6TH AND 7TH FLOOR PLANS SIM)**  
 3/16" = 1'-0"  
 3210 SF

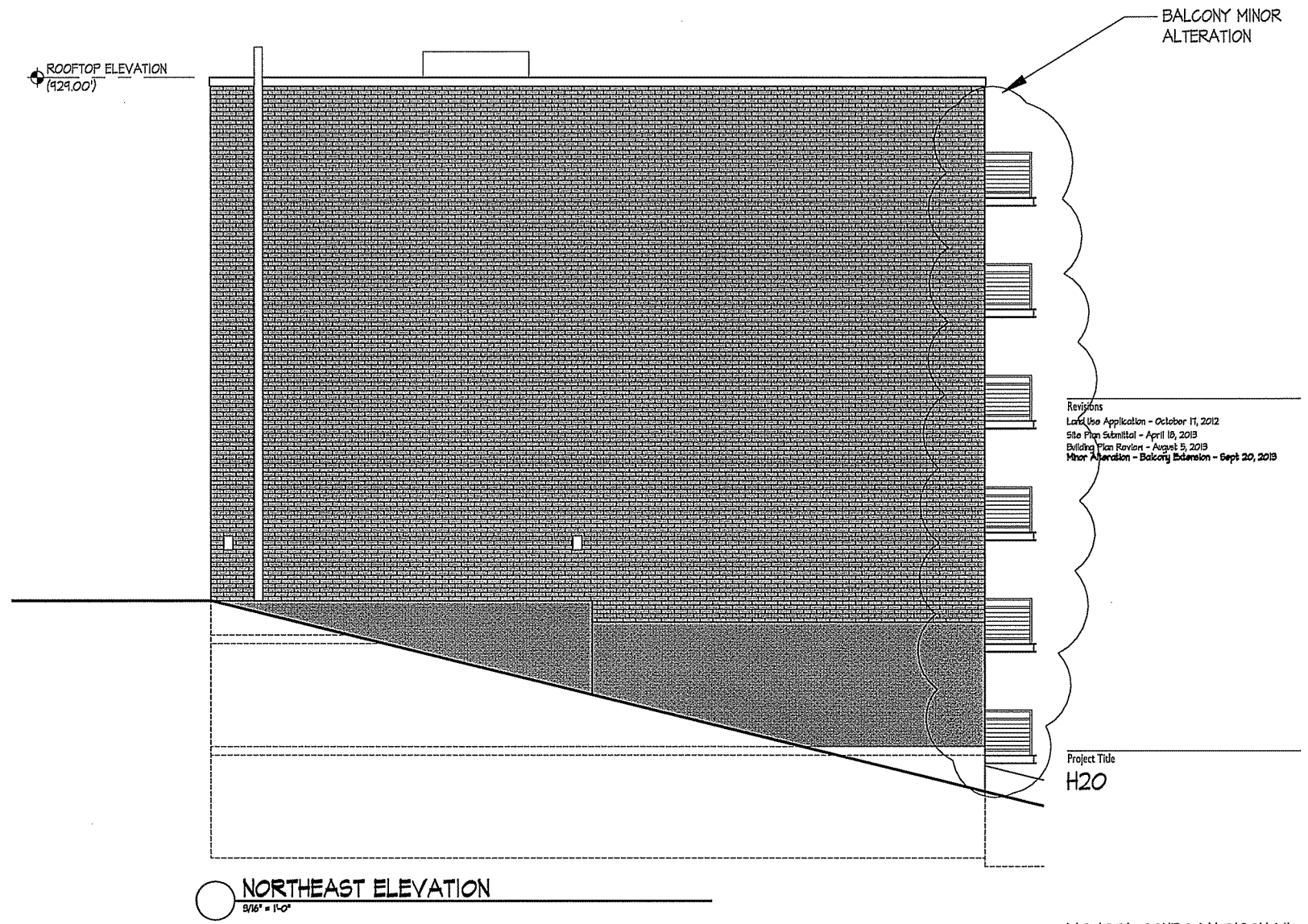
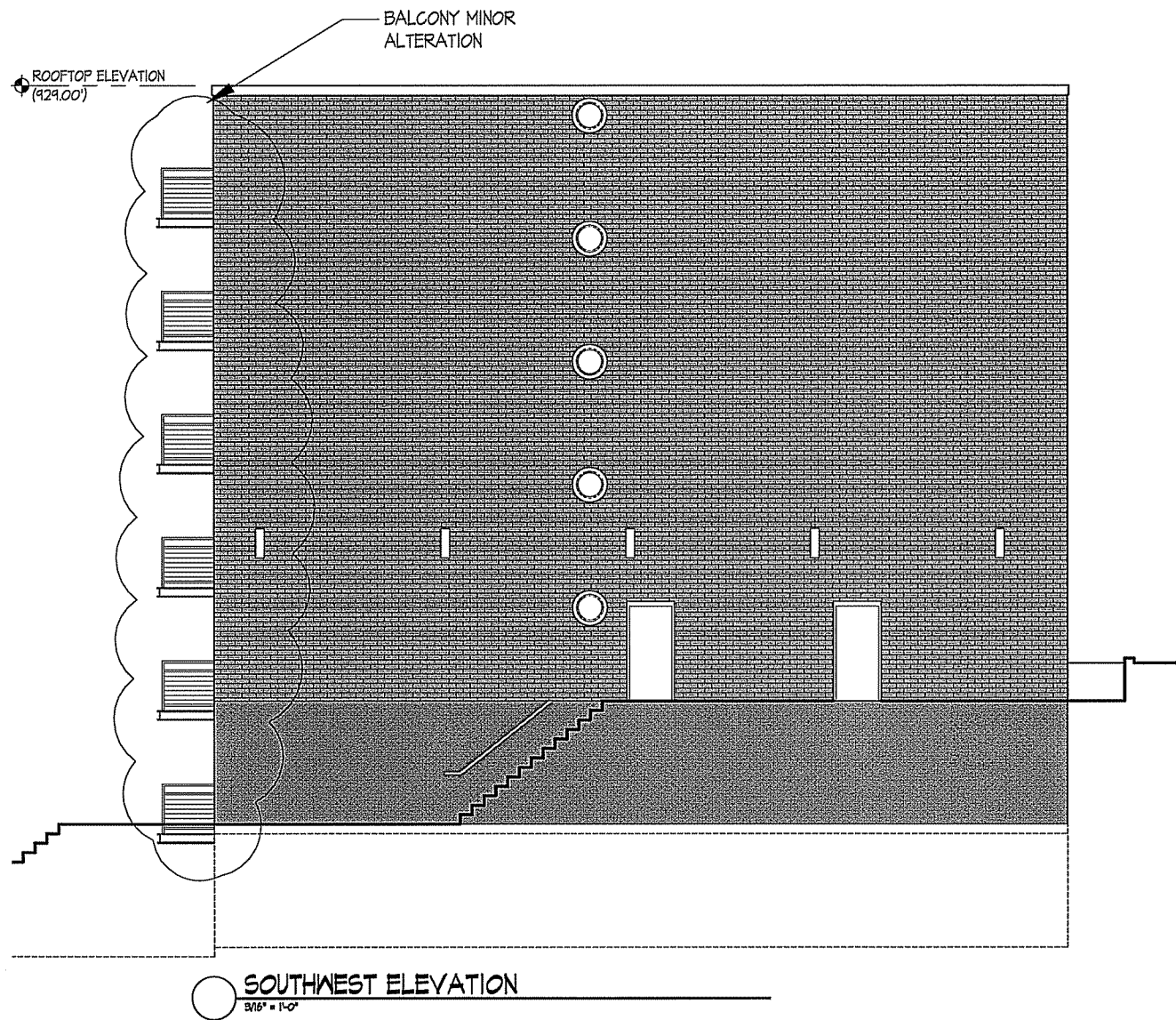


Project Title  
H20

140 IOTA COURT, MADISON WI  
Drawing Title  
**THIRD-SEVENTH FLOOR PLANS**

Project No. Drawing No.  
0804 A-1.4b

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Revisions  
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 Minor Alteration - Balcony Extension - Sept 20, 2013

Project Title  
 H20

140 IOTA COURT, MADISON WI  
 Drawing Title  
**DEMO ELEVATIONS**

Project No. Drawing No.  
 0804 A-2.2b

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