



Location
31 South Henry Street

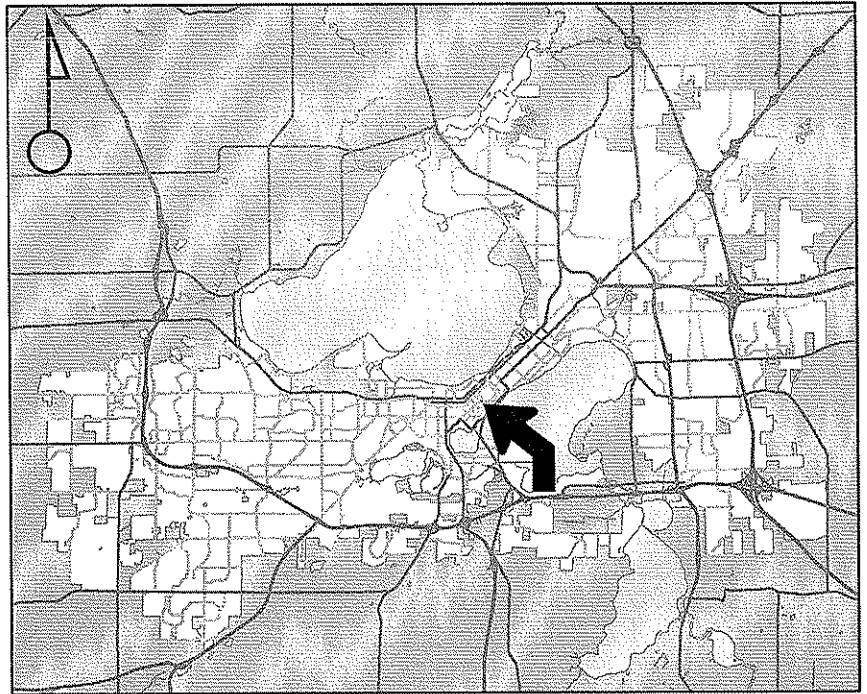
Applicant
Cliff Fisher – Governor of Madison, LLC/
David Ferch – David Ferch, Architect

From: C4 To: PUD(GDP-SIP)

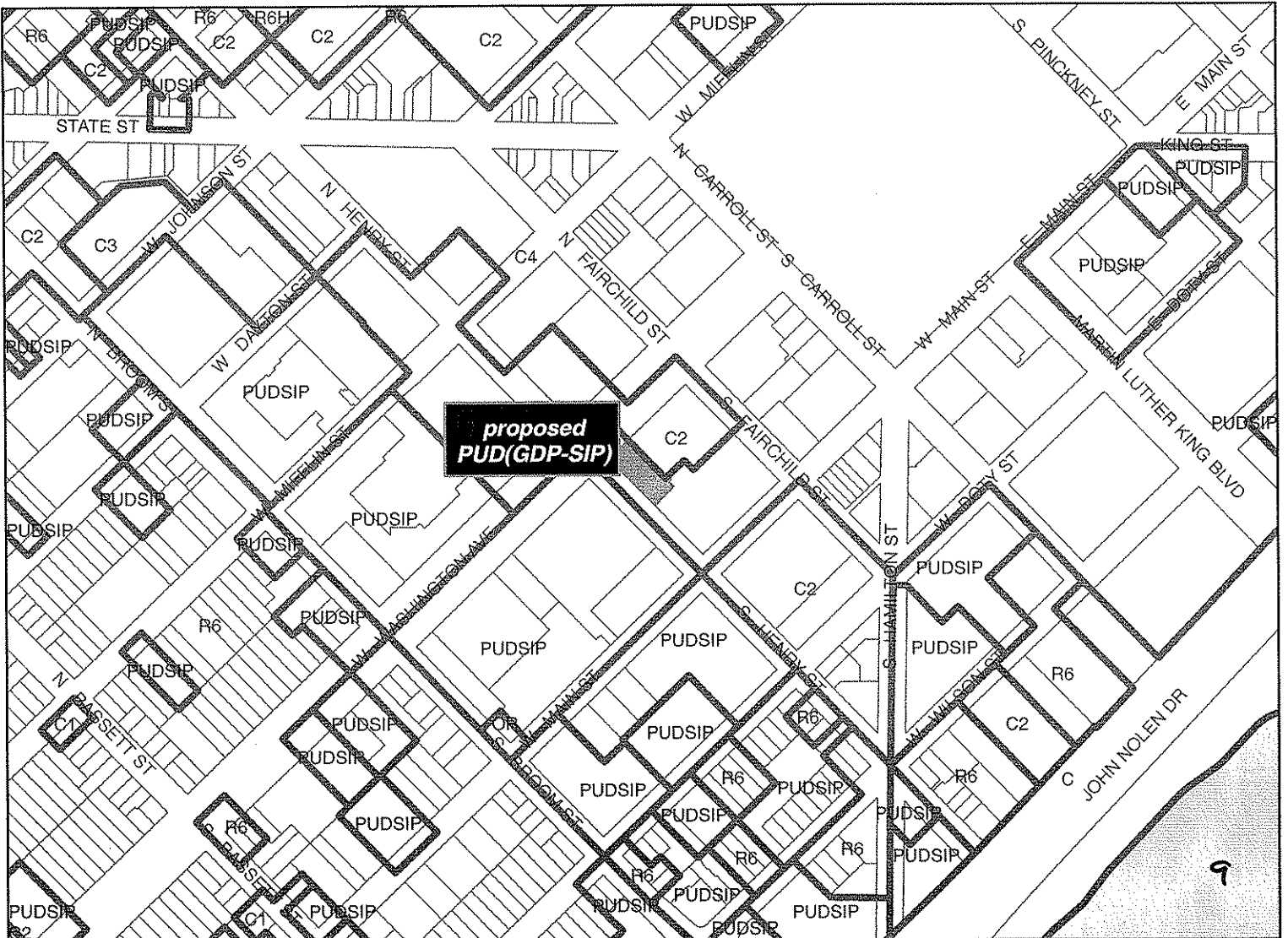
Existing Use
Former School and Office Building

Proposed Use
Renovate and Expand Current Structure
with 58 Apartments and 1st Floor Retail

Public Hearing Date
Plan Commission
19 May 2008
Common Council
03 June 2008

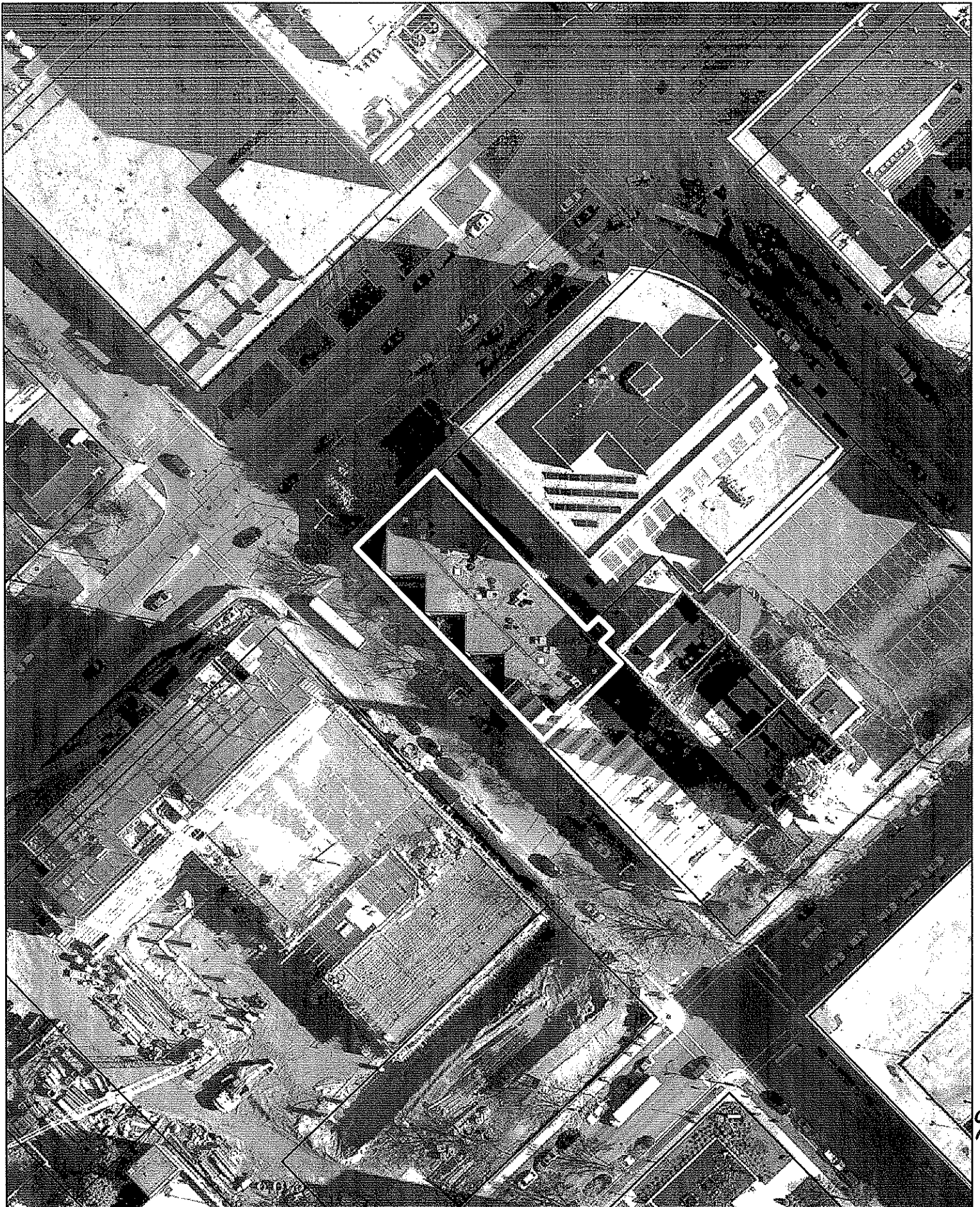


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 04 May 2008



9



LAND USE APPLICATIION 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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid <u>\$1250.00</u>	Receipt No. <u>89549</u>
Date Received <u>3/19/08</u>	
Received By <u>JLK</u>	
Parcel No. <u>0709-231-1104-4</u>	
Aldermanic District <u>4 Michael Vexveer</u>	
GQ <u>C4 zoning district</u>	
Zoning District <u>C4</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input checked="" type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification _____	Waiver <u>3/19</u>
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued <u>3/19</u>	

1. Project Address: 31 SOUTH HENRY ST. Project Area in Acres: 0.23

Project Title (if any): BUILDING REMODELING & ADDITION

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>C4</u> to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: CLIFF FISHER Company: GOVERNOR OF MADISON, LLC
Street Address: P.O. BOX 1601 City/State: MADISON, WI Zip: 53701
Telephone: (608) 294-7000 Fax: () Email: _____

Project Contact Person: DAVID FERCH Company: DAVID FERCH, ARCHITECT
Street Address: 2704 GREGORY ST City/State: MADISON, WI Zip: 53711
Telephone: (608) 238-6900 Fax: (608) 233-9171 Email: dferch@itis.com

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

4. Project Information:

Provide a general description of the project and all proposed uses of the site: REMODEL & 3 STORY ADDITION TO AN EXISTING 3 STORY BUILDING. THE REMODELED BUILDING WILL HAVE 58 APARTMENT UNITS, THE 1ST FLOOR WILL HAVE 5,000 S.F. OF COMMERCIAL RENTAL ARBA.

Development Schedule: Commencement 1 JUNE, 2008 Completion 1 JANUARY, 2009

CONTINUE → 9

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 1,250.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ The site is located within the limits of the: COMPREHENSIVE Plan, which recommends:
BASSETT NEIGHBORHOOD for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
MIKE VERVEER, BASSETT NEIGHBORHOOD ASSOC. 10.8.07, 11.19.07, 3.18.08
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.
Planner _____ Date 12/2007 | Zoning Staff _____ Date _____

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

Printed Name DAVID FERCHA Date 3.19.08

Signature [Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 3.17.08

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 4,970 square feet of commercial space on the 1st floor. There is no parking. There will 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

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. Building Height: The 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.

SITE STATISTICS

SITE ACREAGE: 9,936 sq. ft. (0.23 acres)
 BUILDING AREA: 8,738 sq. ft. 87.9%
 BUILDING FOOTPRINT: 983 sq. ft. 9.8%
 PAVEMENT: 215 sq. ft. 2.3%
 USEABLE OPEN SPACE PROVIDED: 736 sq. ft.
 BALCONY SPACE: 684 sq. ft.
 OUTDOOR OPEN SPACE PROVIDED: 1,019 sq. ft.
 COURTYARD OPEN SPACE: 684 sq. ft.
 BALCONY OPEN SPACE: 684 sq. ft.

BUILDING

NUMBER OF STORIES (ABOVE GRADE): 6
 BUILDING HEIGHT: 81'
 COMM. CONSTRUCTION TYPE: 1B,
 AUTOMATIC SPRINKLER SYSTEM PER NFPA 13

BUILDING AREA:
 1ST: 8,738 sq. ft.
 2ND: 8,350 sq. ft.
 3RD: 7,815 sq. ft.
 4TH: 7,815 sq. ft.
 5TH: 7,815 sq. ft.
 6TH: 7,815 sq. ft.
 TOTAL: 48,348 sq. ft.

UNIT COUNT

FLOOR	EFF	1BR	2BR	TOTAL
2ND	5	4	2	11
3RD	5	5	2	12
4TH	5	5	2	12
5TH	5	5	2	12
6TH	5	5	2	12
TOTAL	25	24	10	59

(69 TOTAL BEDROOMS)

C4 Dwelling Unit Average Point Value:
 44/59 = 0.75

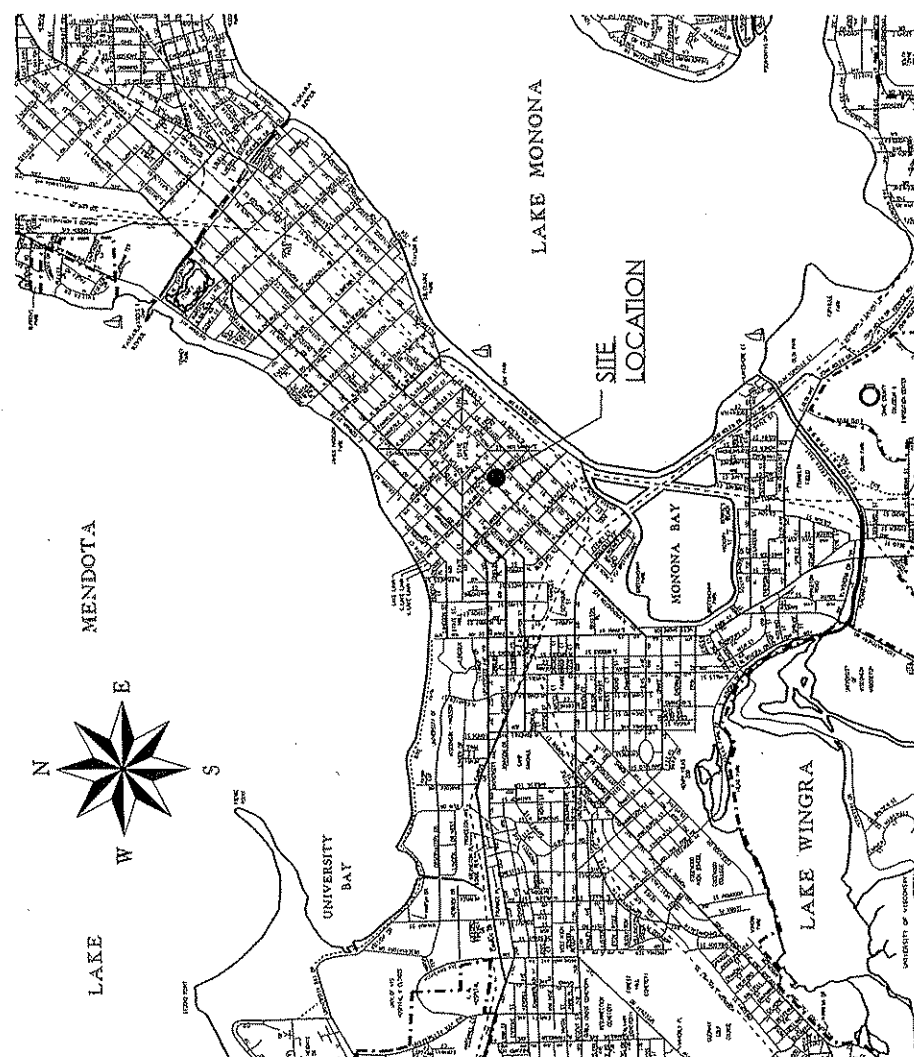
**URBAN DESIGN
 COMMISSION SUBMITTAL
 INITIAL APPROVAL**

SHEET INDEX

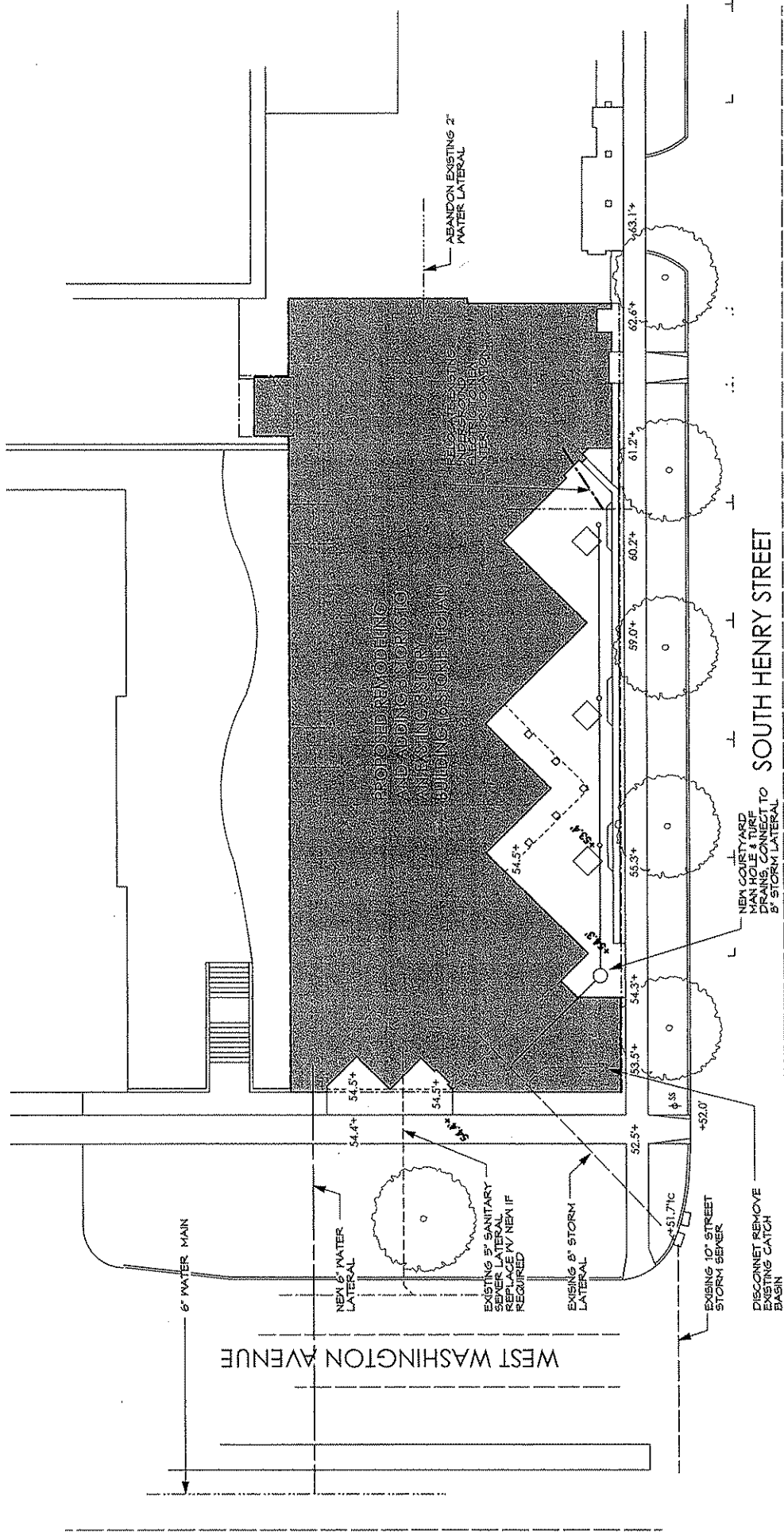
- 1 COVER SHEET
- 2.0 SITE PLAN
- 2.1 GRADING & UTILITY PLAN
- 2.2 LANDSCAPE PLAN
- 3 1ST FLOOR PLAN
- 4 2ND FLOOR PLAN
- 5 3RD FLOOR PLAN
- 6 4TH-6TH FLOOR PLAN
- 7 HENRY STREET ELEVATION
- 8 W. WASHINGTON ST. ELEVATION
- 9 NORTH ELEVATION
- 10 PHOTO OF EXISTING BUILDING
- 11 PERSPECTIVE SKETCH

LEGAL DESCRIPTION:

A parcel of land being all of Lot 1 and part of Lot 10, Block 67, of the Original Plat of the City of Madison, Dane County, Wisconsin more particularly described as follows:
 Beginning at the northwest corner of said Lot 1, also being the common line between Lots 1 and 2, thence S 44°34'14" E along the corner of Lot 1 to the southeast corner of Lot 1, thence S 10°00'00" E, 10.00 feet, thence S 12°07'00" E, thence S 45°31'24" W, 10.00 feet, thence S 44°34'14" E, 17.10 feet, thence S 45°34'00" W, 24.70 feet, thence N 44°37'24" W, 10.00 feet, thence S 44°34'14" E, 11.47 feet, thence N 45°34'00" E, 66.72 feet to the point of beginning. This parcel contains 0.28 acres or 12,402 sq. ft.
 Together with a party wall agreement as entered in Volume 281 of Records, page 366, at Document No. 1397156.

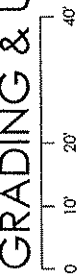


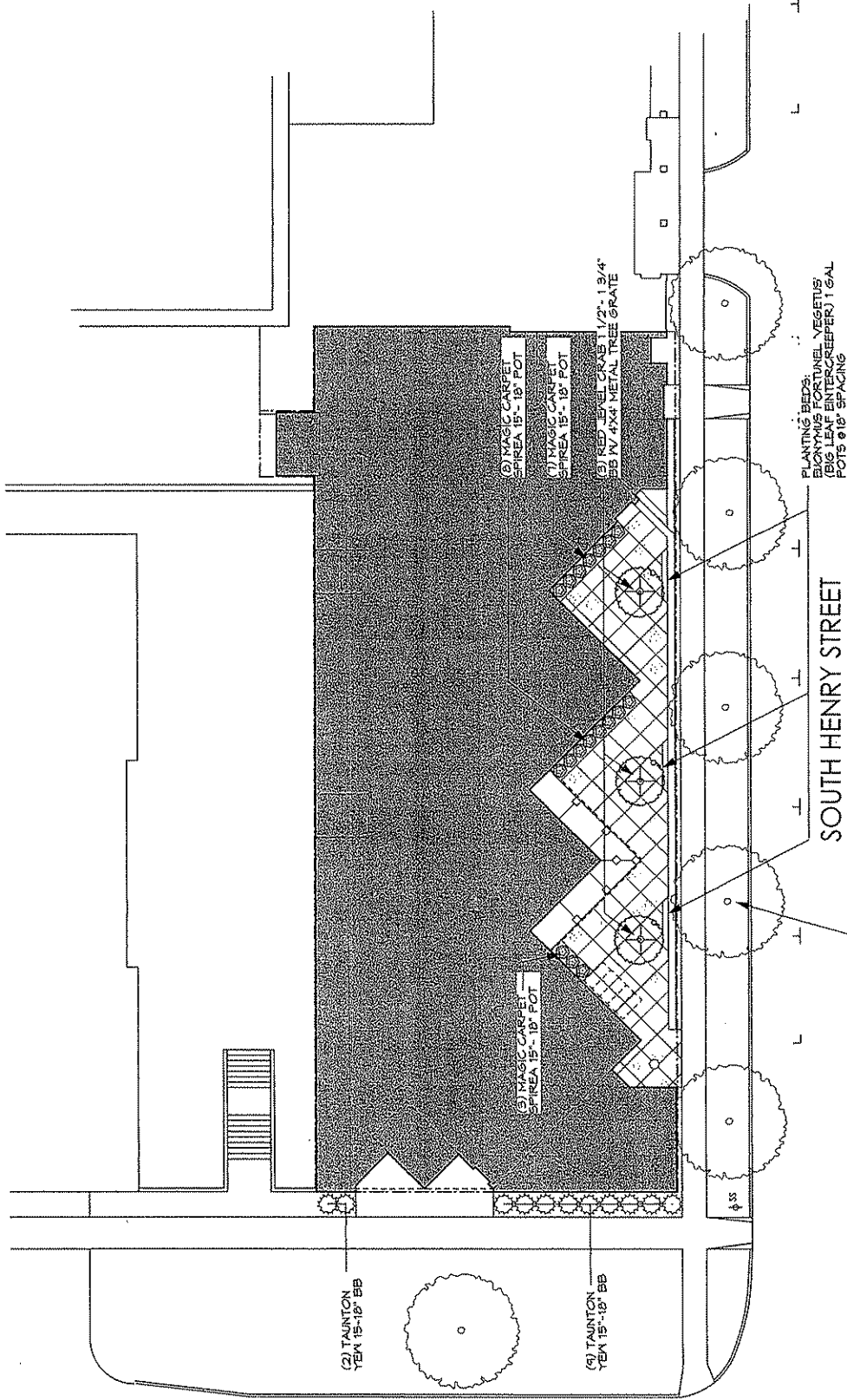
SITE MAP



**PRELIMINARY NOI
FOR CONSTRUCTION**
VERIFY THE LOCATION OF
ALL UTILITIES PRIOR TO
CONSTRUCTION

GRADING & UTILITY PLAN





WEST WASHINGTON AVENUE

SOUTH HENRY STREET

ALL EXISTING TERRACE TREES TO REMAIN (TYPICAL)

PLANTING BEDS:
 BIGNONIAS FORTUNEL VEGETUS
 (BIG LEAF ENTERCREEPER) 1 GAL
 POTS @ 18" SPACING

(6) MAGIC CARPET
 AREA 15'-18" FOOT

(7) MAGIC CARPET
 AREA 15'-18" FOOT

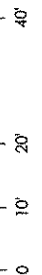
(8) SEED LEVEL CRAS 1 1/2" x 1 3/4"
 5/8 W/ 4X4 METAL TREE GRATE

(3) TAUNTON
 TEA 15'-18" FOOT

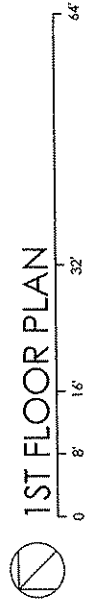
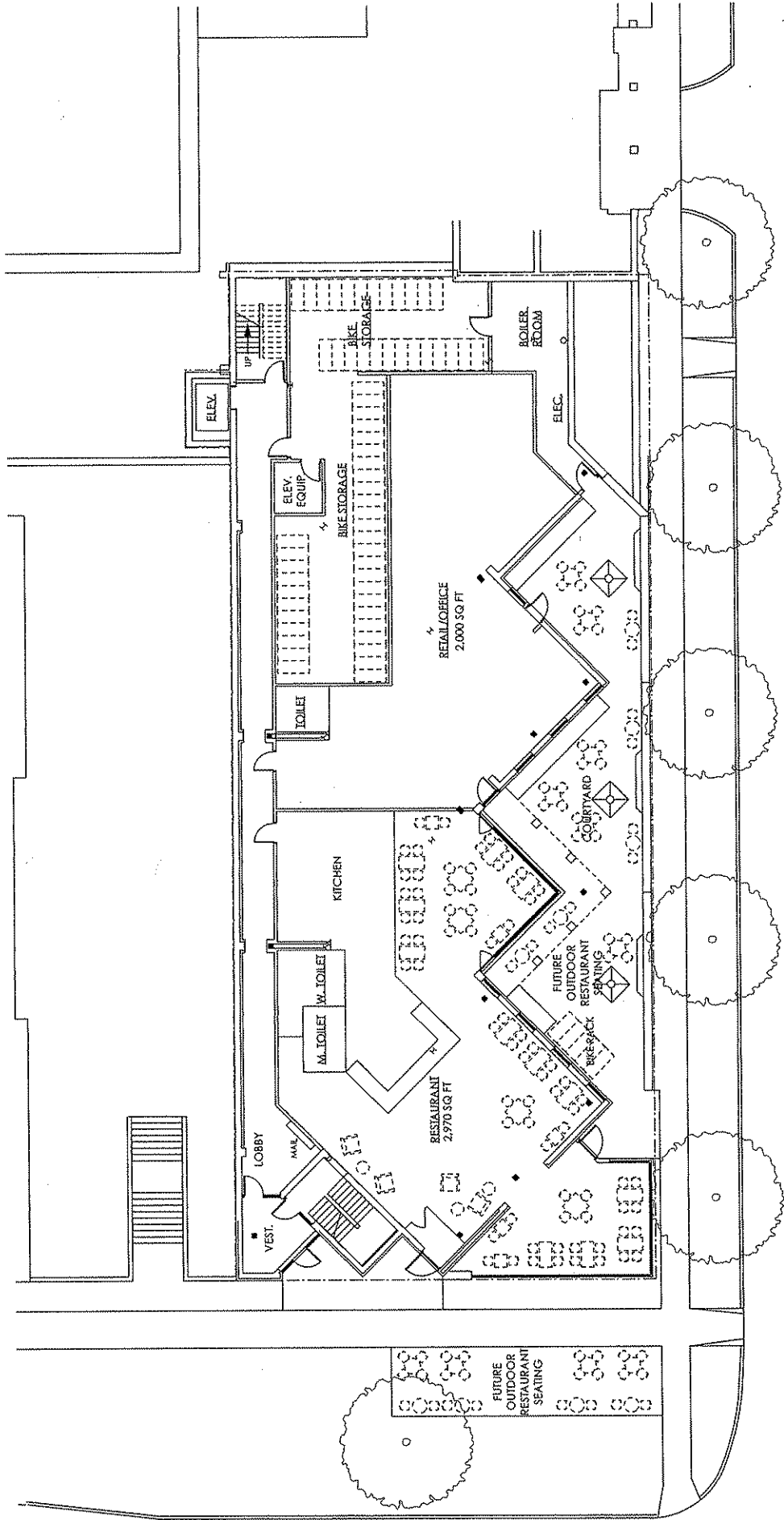
(2) TAUNTON
 TEA 15'-18" BB

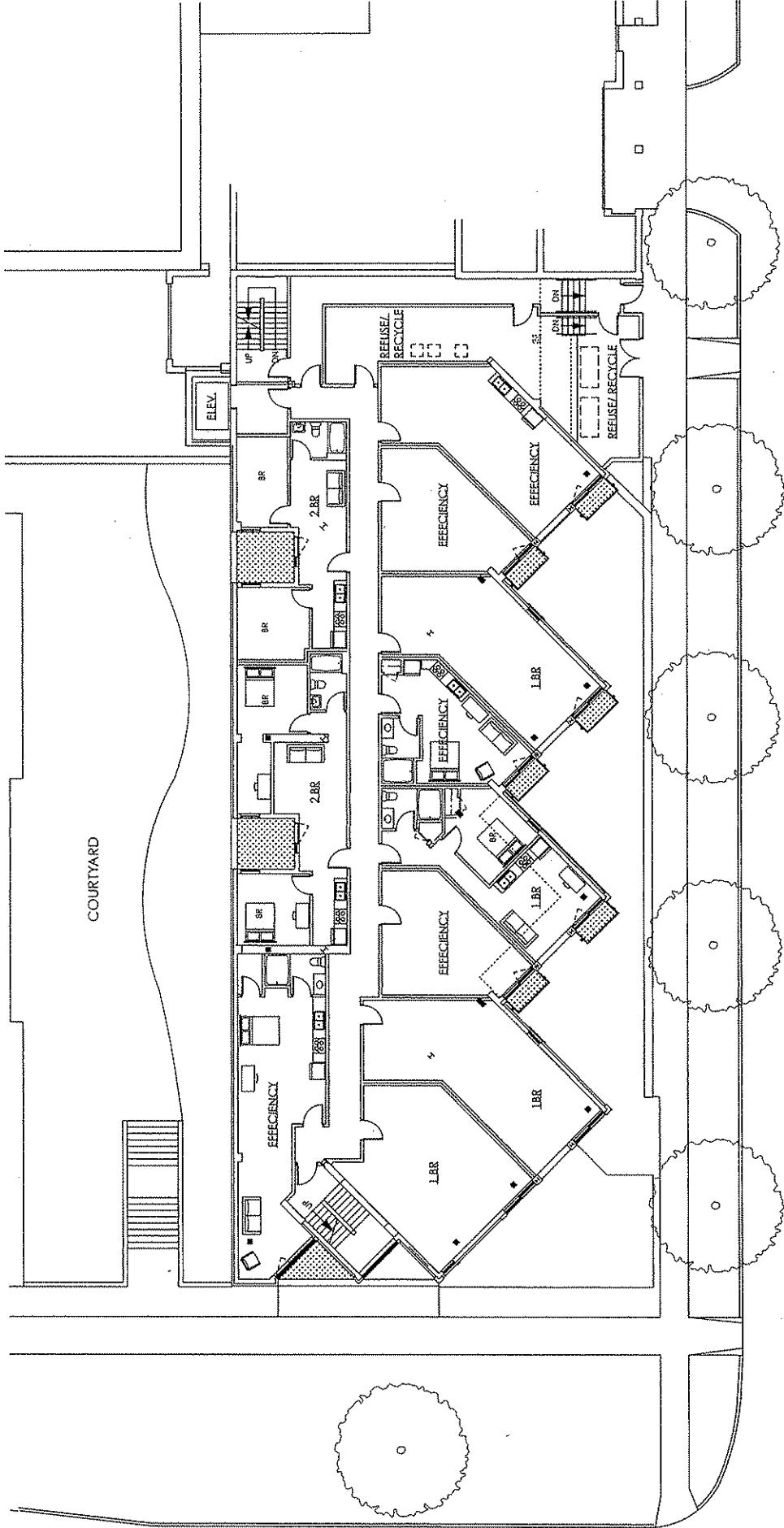
(1) TAUNTON
 TEA 15'-18" BB

LANDSCAPE PLAN



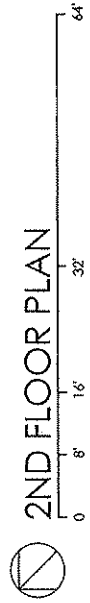
WEST WASHINGTON AVENUE



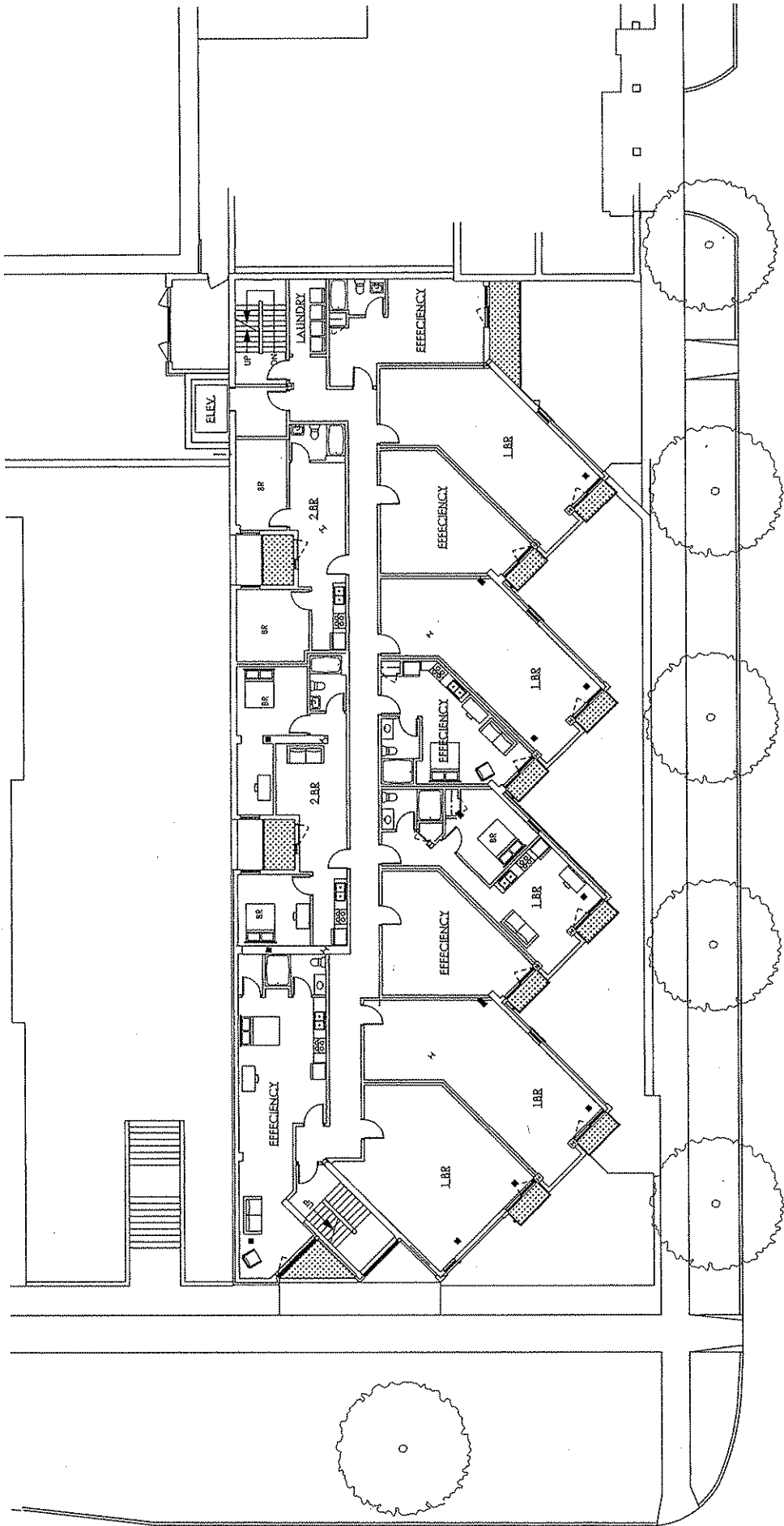


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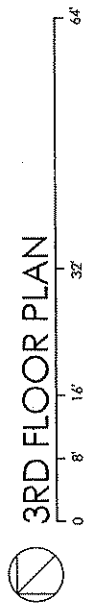
SOUTH HENRY STREET



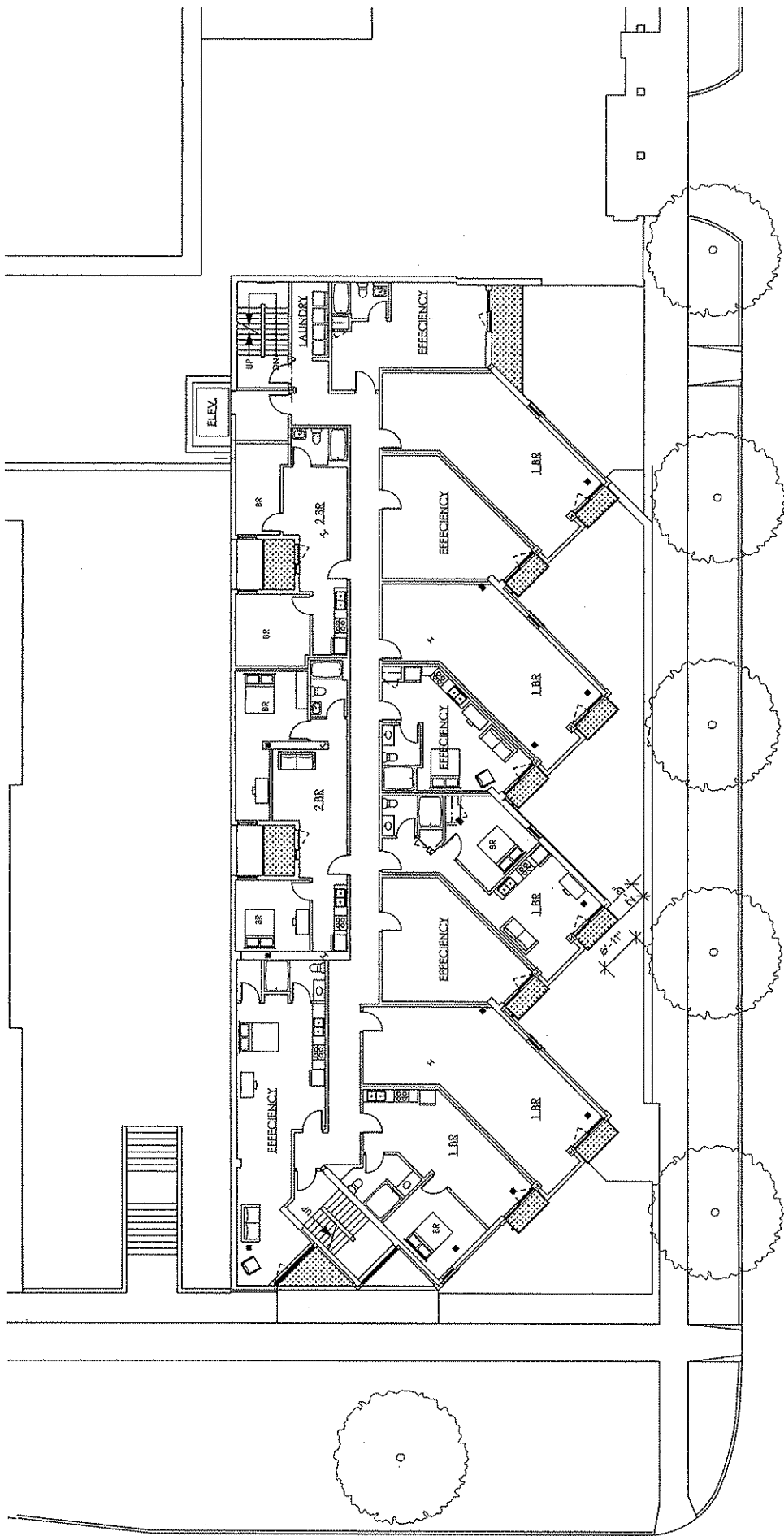
WEST WASHINGTON AVENUE



SOUTH HENRY STREET



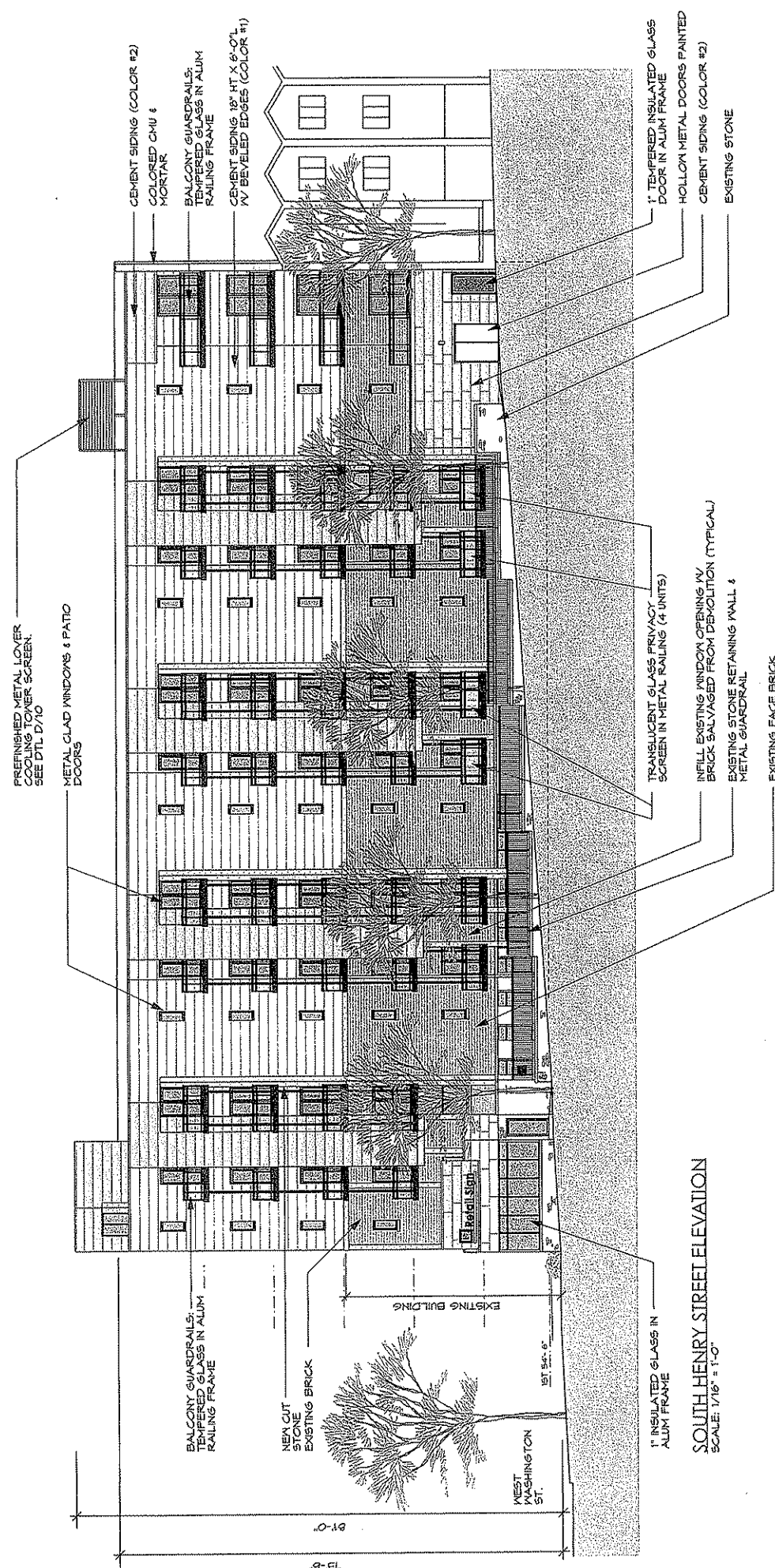
WEST WASHINGTON AVENUE



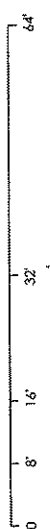
SOUTH HENRY STREET

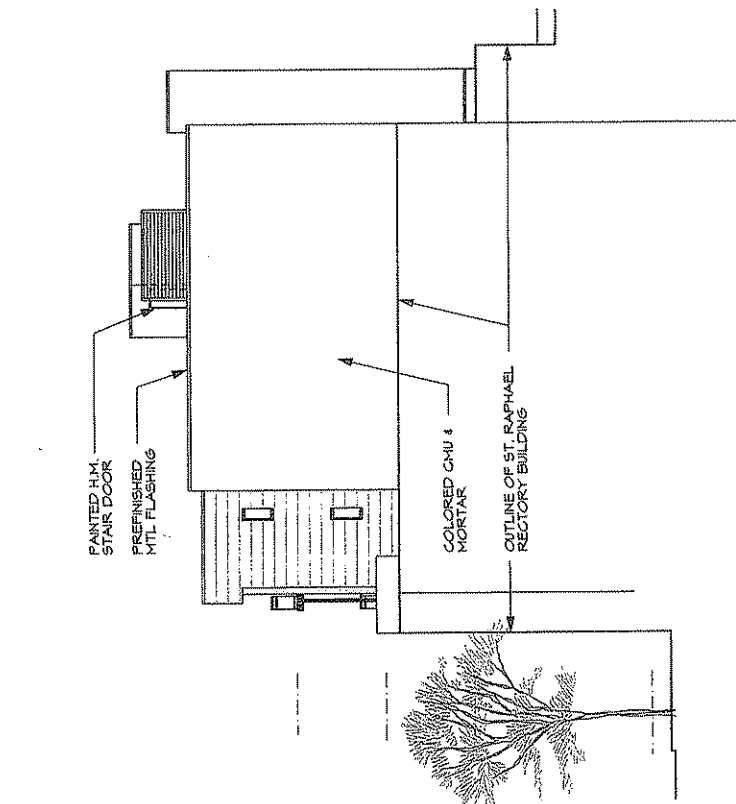


4TH-6TH FLOOR PLAN

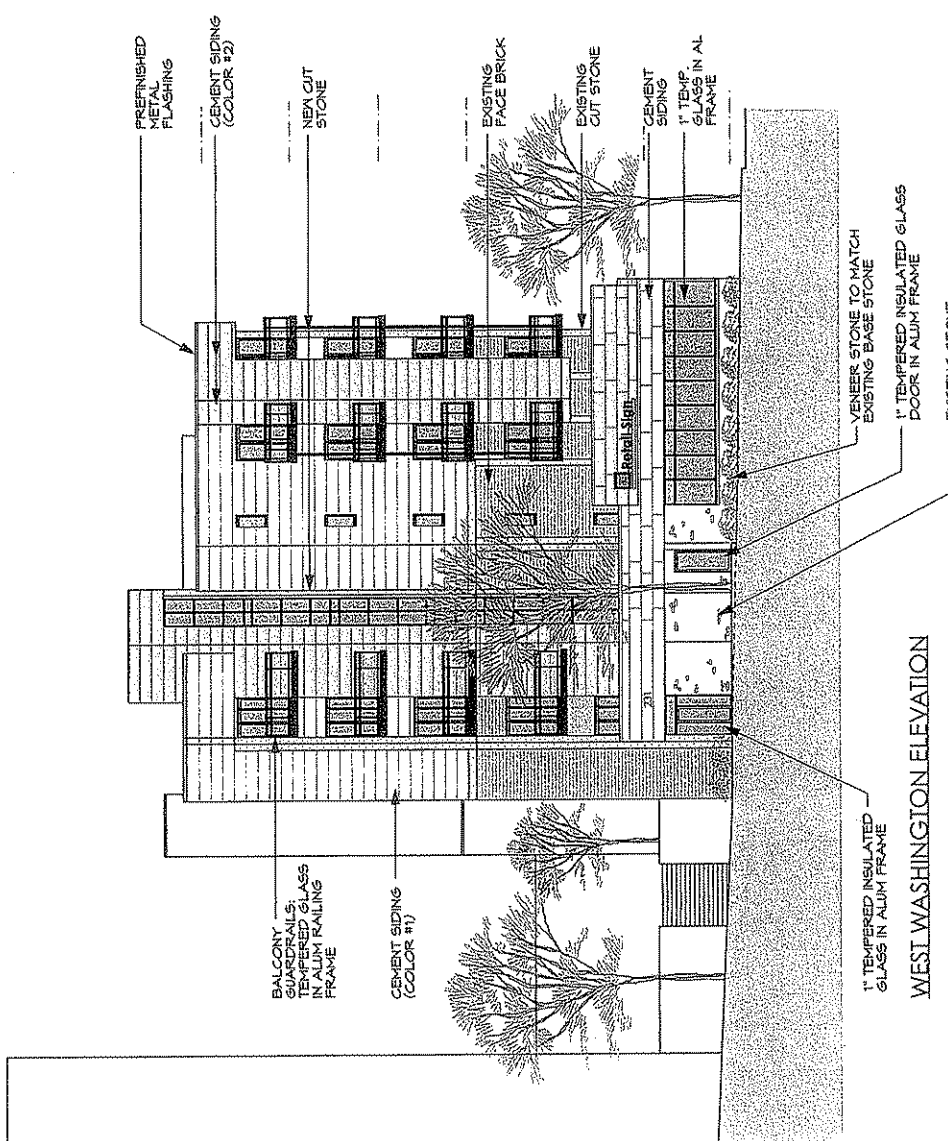
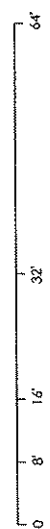


SOUTH HENRY STREET ELEVATION
SCALE: 1/16" = 1'-0"

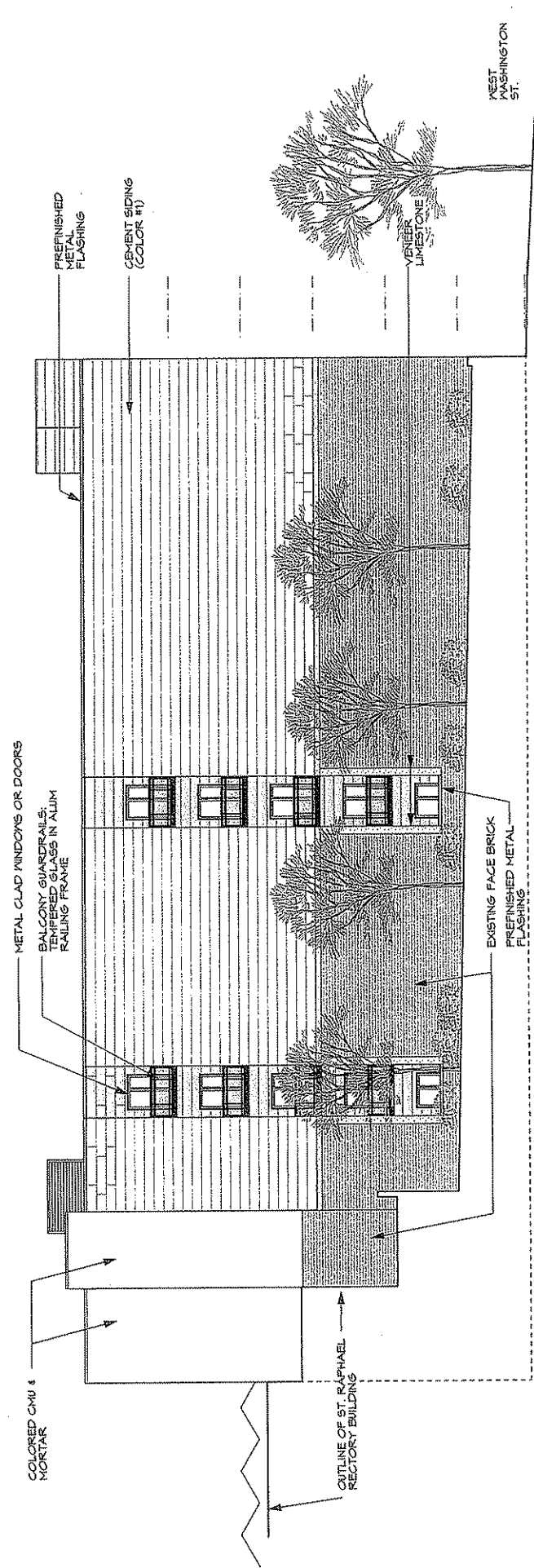




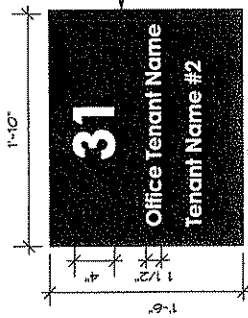
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST WASHINGTON ELEVATION



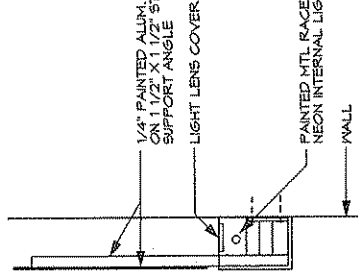
NORTHELEVATION
SCALE: 1/16" = 1'-0"



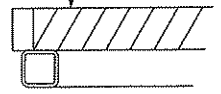
A COURTYARD TENANTI SIGN
SCALE: 1" = 1'-0"



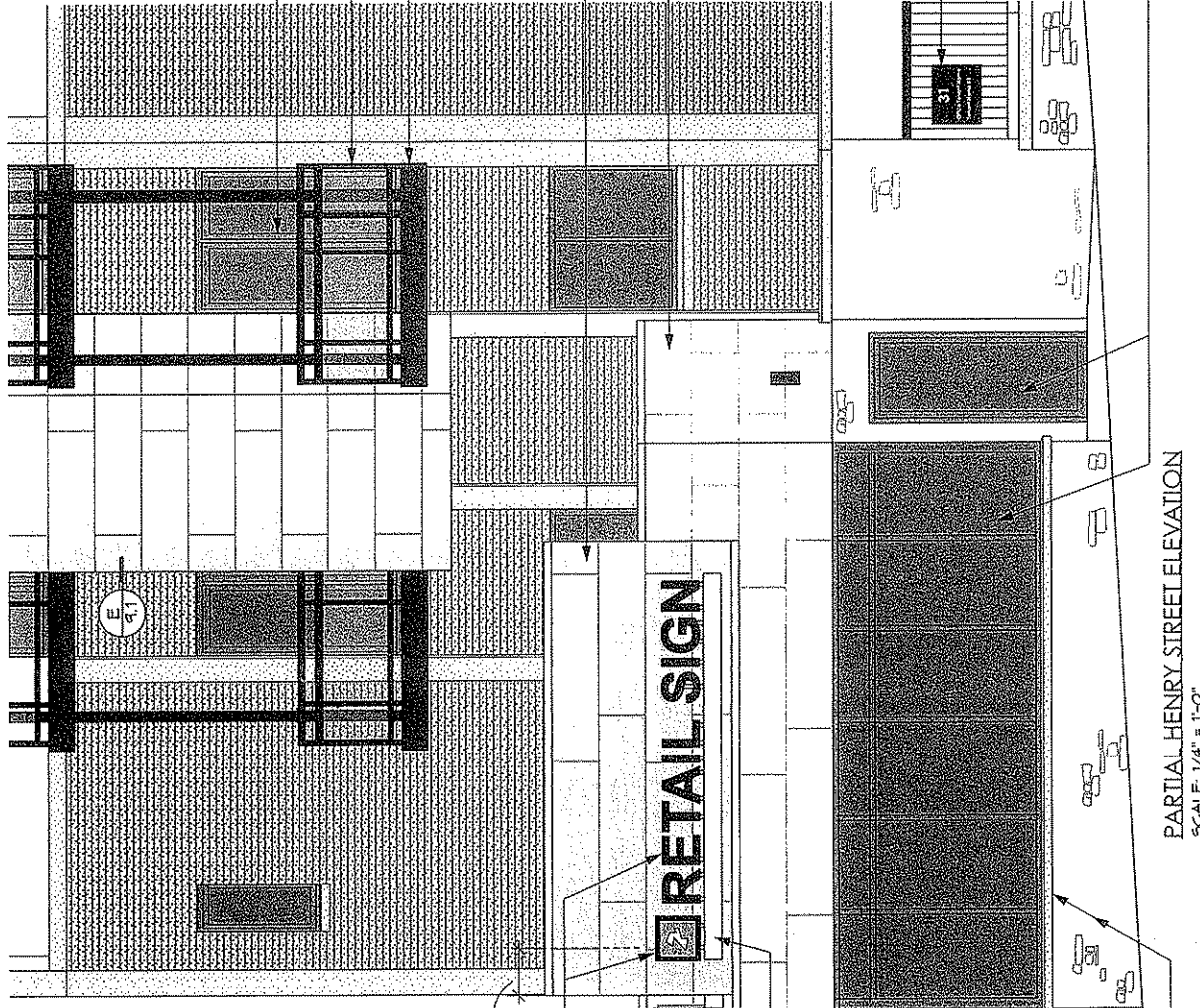
B APARTMENT ADDRESS NUMBER
SCALE: 1" = 1'-0"



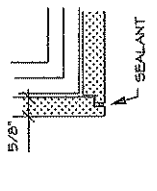
C RETAIL SIGN SECTION
SCALE: 1" = 1'-0"



D COOLING TOWER SCREEN
SCALE: 1" = 1'-0"



PARTIAL HENRY STREET ELEVATION
SCALE: 1/4" = 1'-0"



E SIDING CORNER DTL
SCALE: 3" = 1'-0"

FRENCH DOORS & WINDOWS
FRAME COLOR: "MEDIUM BRONZE"

2" SQ. ALUM. RAILING FRAME
TEMPERED GLASS
PAINTED METAL RAILING
DECK (BLACK)

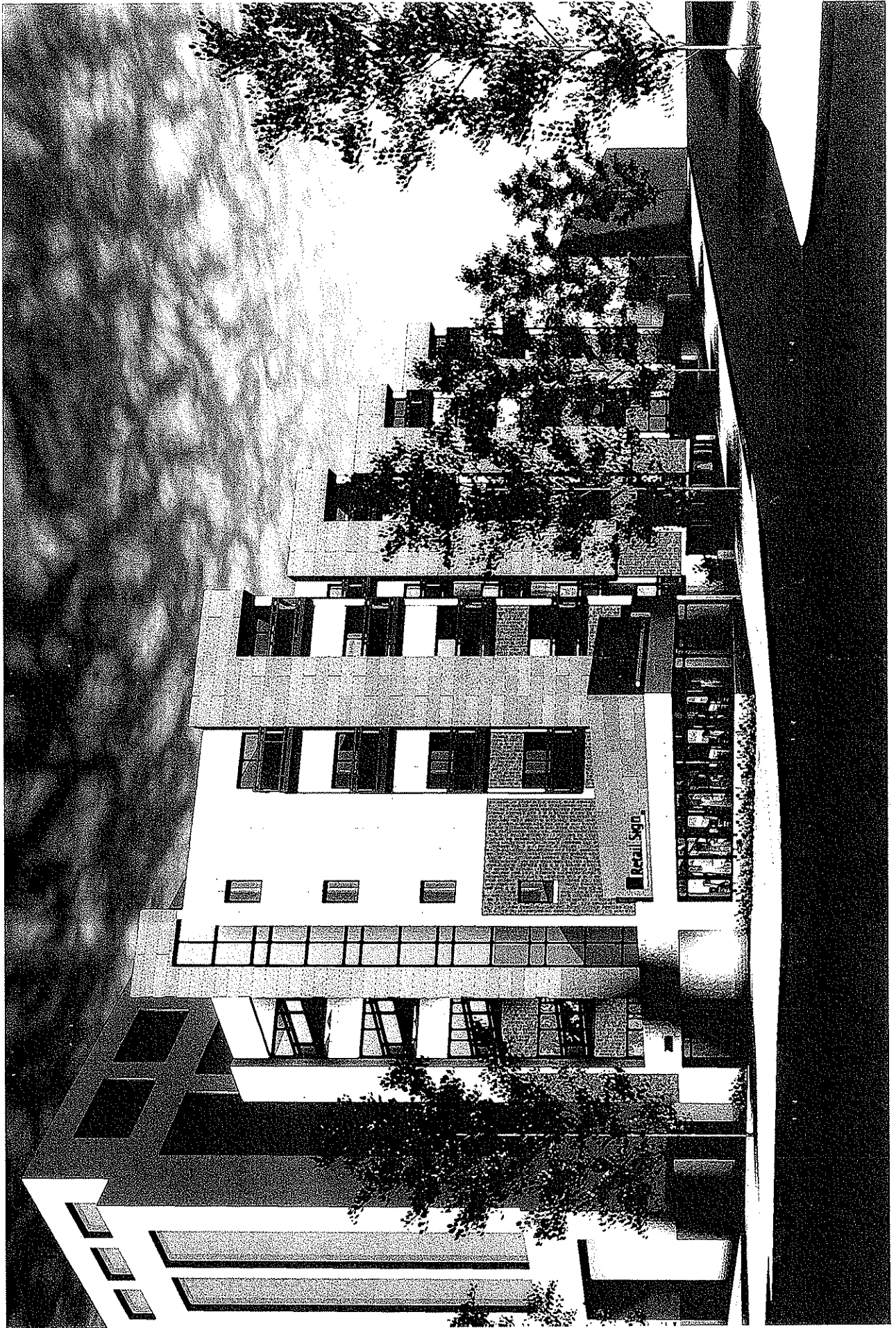
CEMENT SIDING (COLOR #2:
"MAUITZ" CHARLIE BROWN 5204D)

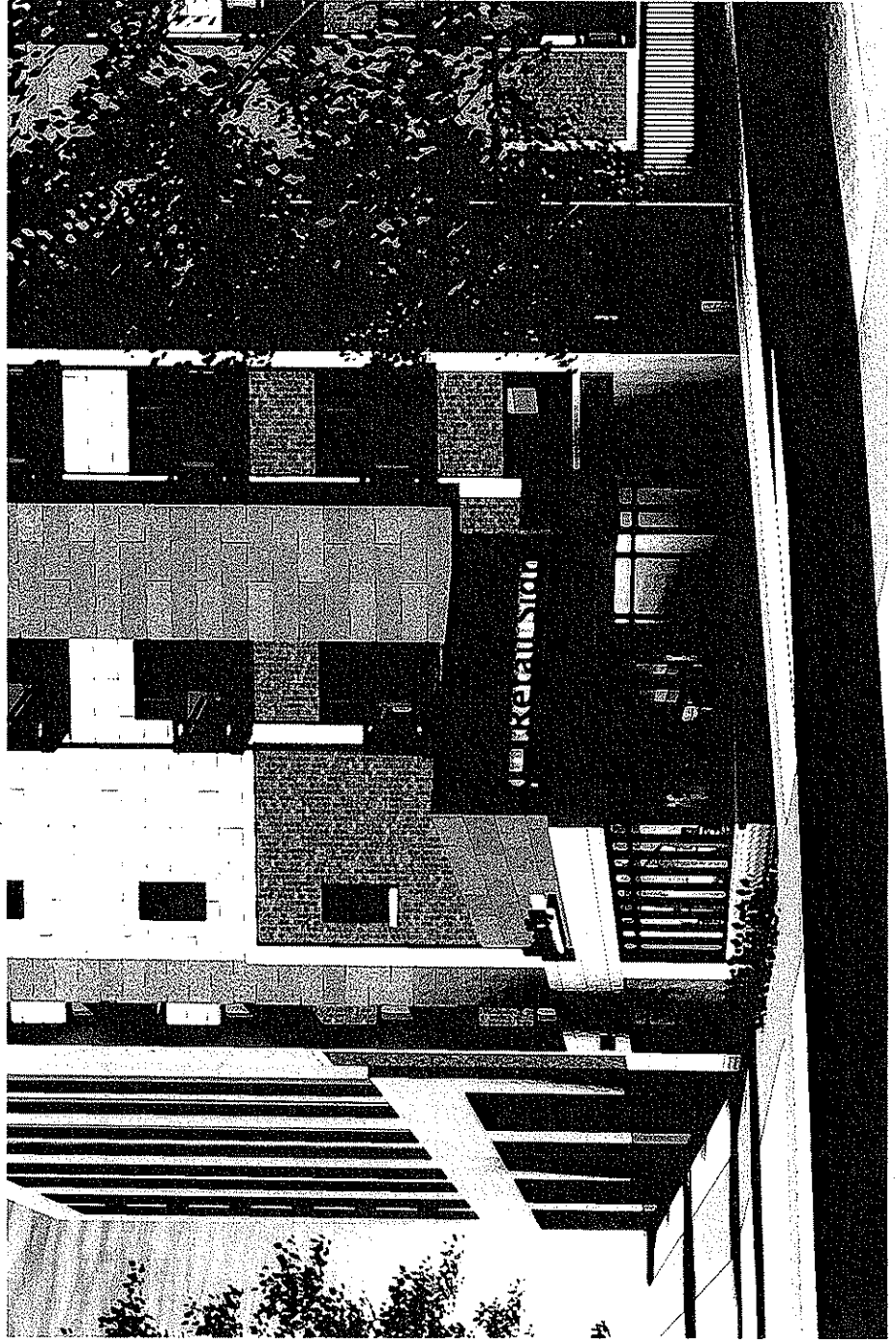
CEMENT SIDING (COLOR #1:
"MAUITZ" ANTIQUE IVORY 5750N)

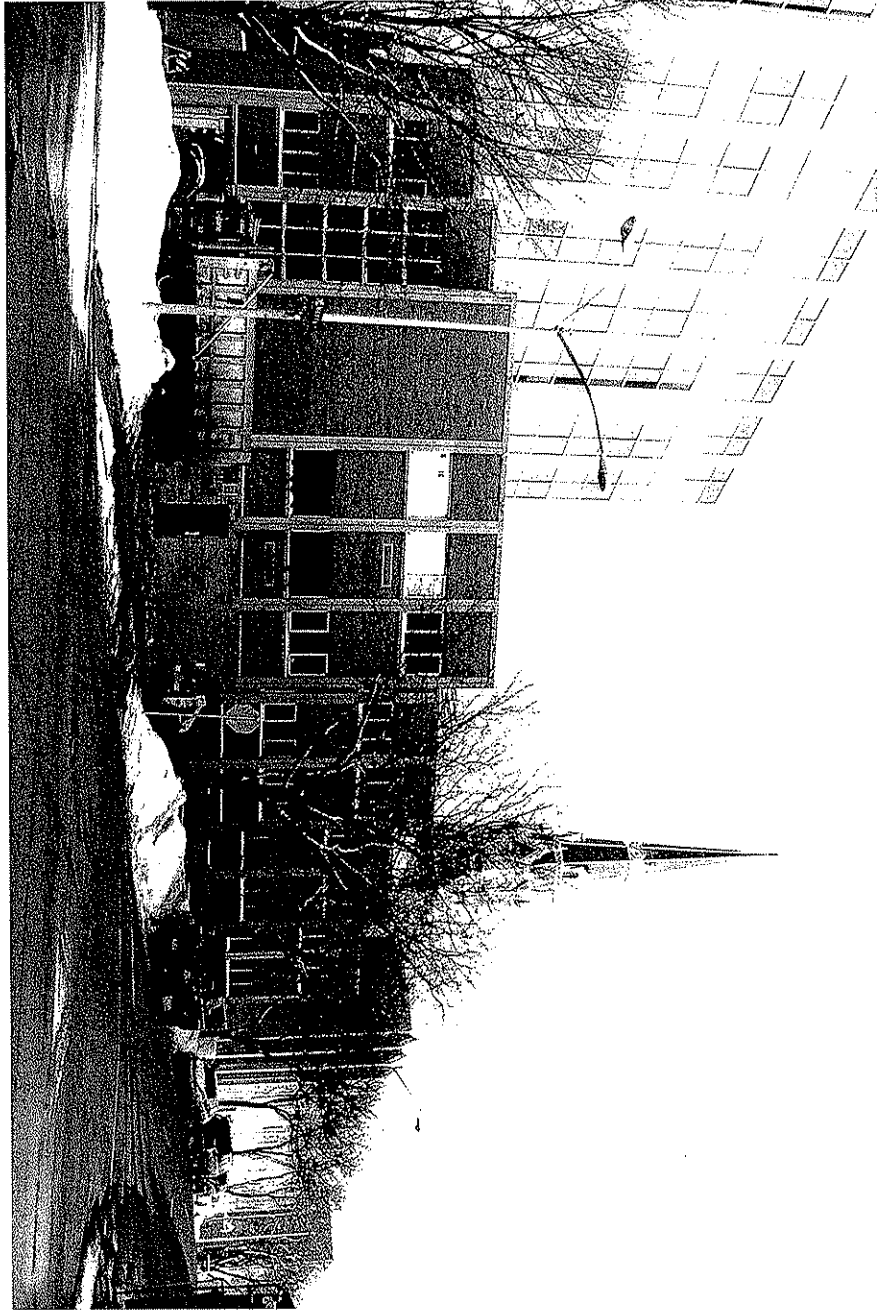
COURTYARD TENANT SIGN ON
EXISTING FENCE

COLORED CHU AT EAST WALL:
"AUTUMN WHEAT"

INSULATED LOW-E GLASS IN
DARK BRONZE ALUM FRAME







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

ARCHITECT
DAVID BERGH,
 ARCHITECTS
1000 UNIVERSITY AVENUE
 MADISON, WI 53706

DATE	3/18/02
SCALE	1/2" = 1'-0"
PROJECT NO.	12