



CSM Name
St. Raphael's CSM

Location
120 & 142 West Johnson Street and
129 & 139 West Gorham Street

Applicant
St. Raphael's Congregation/Chris Adams-
Williamson Surveying & Associates

Within City Outside City

Proposed Use
1 residential lot and 1 lot for Parish use
(subdivision of landmark lot)

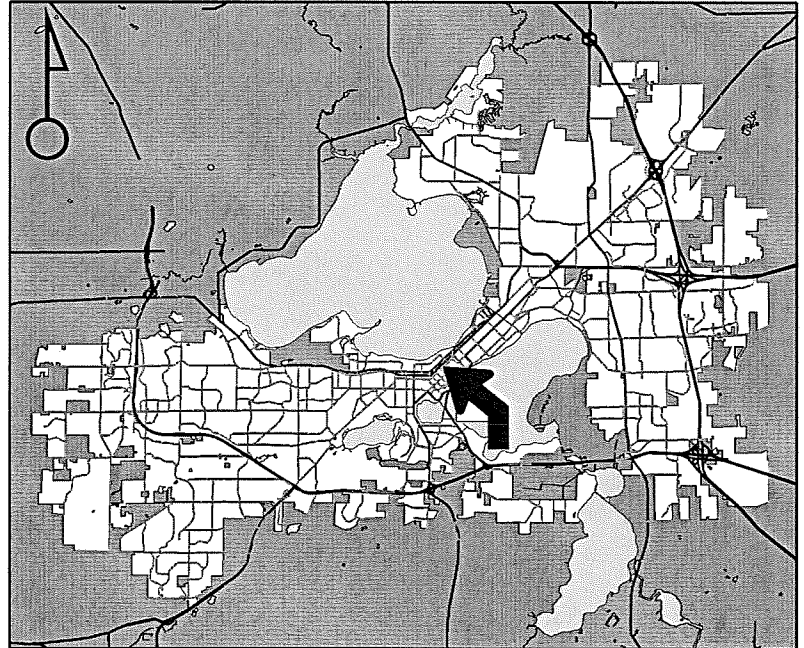
Public Hearing Date

Plan Commission

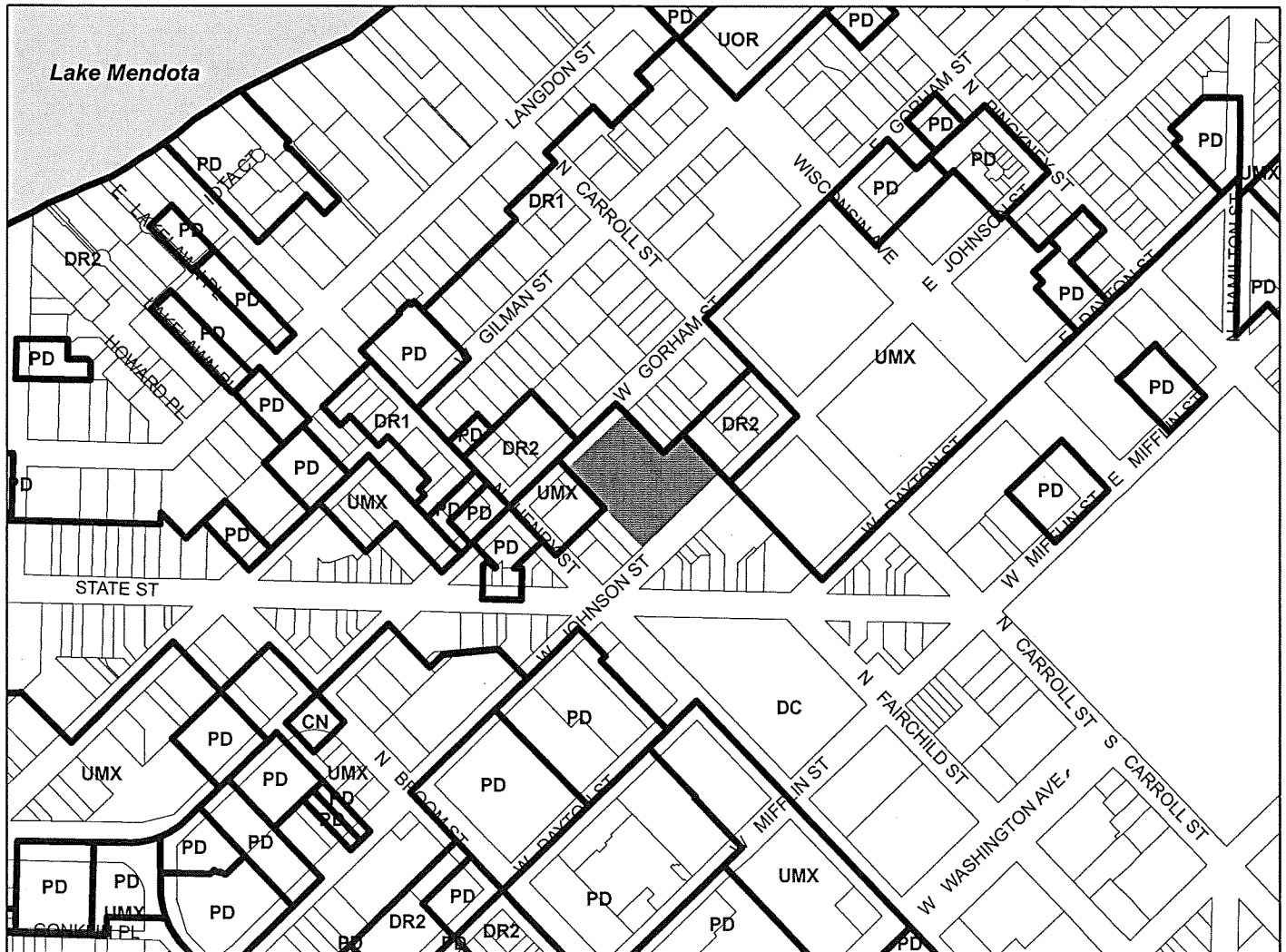
22 April 2013

Common Council

30 April 2013



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 April 2013





SUBDIVISION 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

**** Please read both 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

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, of if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

2. Applicant Information.

Name of Property Owner: ST. RAPHAEL'S CONGREGATION Representative, if any: REV. MSGR. KEVIN D. HOLMES

Street Address: 404 E. MAIN ST City/State: MADISON, WI Zip: 53703

Telephone: (608) 445-0304 Fax: () Email: _____

Firm Preparing Survey: WILLIAMSON SURVEYING AND ASSOCIATES Contact: CHRIS ADAMS

Street Address: 104A W. MAIN ST City/State: WAUNAKEE, WI Zip: 53597

Telephone: (608) 255-5705 Fax: (608) 849-9760 Email: CHRIS@WILLIAMSONSURVEYING.COM

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner, OR Survey Firm

3a. Project Information.

Parcel Addresses (note town if located outside City): 120, 142 W. JOHNSON ST., 129, 139 W. GORHAM ST.

Tax Parcel Number(s): 0709-144-2206-2

Zoning District(s) of Proposed Lots: DC HIS-L School District: MADISON

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		0.28
Retail/Office			
Industrial			
Other (state use): Parish Property	1		1.13

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	2		1.41

5. **Required Submittals.** Your application is required to include the following (check all that apply):

Map Copies (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2 X 11-inch reduction of each sheet** shall also be submitted.

Letter of Intent: Twelve (12) copies of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**

Report of Title and Supporting Documents: All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

N/A **For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

N/A **For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.

N/A **For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

Electronic Application Submittal: All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Rev. Msgr. Kevin D. Holmes Signature Rev. Msgr. Kevin D. Holmes
Date February 27, 2013 Interest In Property On This Date February 27, 2013 Owners Representative of the Property

Effective May 21, 2012



February 25, 2013

Madison Landmarks Commission Application
c/o Ms. Amy Scanlon, Secretary of the Landmarks Commission
Department of Planning and Community & Economic Development
Madison Municipal Building
215 Martin Luther King, Jr. Blvd., Suite LL-100
Madison, WI 53703

Dear City of Madison Landmarks Commission,

Please accept the enclosed Madison Landmarks Commission Application and supporting materials. It is our intent that upon review by the Commission and its acceptance that we be granted a Certificate of Appropriateness for the adaptive reuse project currently being proposed for Holy Redeemer School (Lumen House) located at 144 W. Johnson Street, Madison, Wisconsin 53703. We look forward to being included on your agenda, for review and approval, for your meeting dated March 11, 2013.

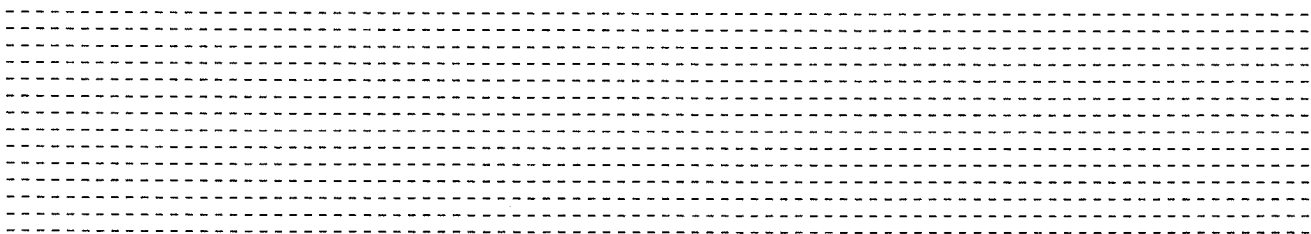
Please feel free to contact us with any questions you may have.

Sincerely,

InSite Consulting Architects

Stephen E. Mar-Pohl, AIA, NCARB

President





February 25, 2013

Holy Redeemer School Adaptive Reuse Project – Lumen House

Brief Narrative Description of the Holy Redeemer School Adaptive Reuse Project – Lumen House

This Project includes the adaptive reuse of the 1892 Holy Redeemer School to provide new student housing. The project includes the extensive restoration of the existing building and a new addition to the west (historic back) of the school.

All work on the exterior of the original structure will focus on the long-term restoration of the historic building fabric including the wood cornices, decorative scroll work, brick and stone masonry and historic windows.

The new construction, an addition to the west, will accommodate a new egress stair, entry lobby and elevator, along with other program support elements.

The addition is configured in plan and mass to be sympathetic to the original building by minimizing its mass and forms and by matching window sizes, configurations, and rhythm.

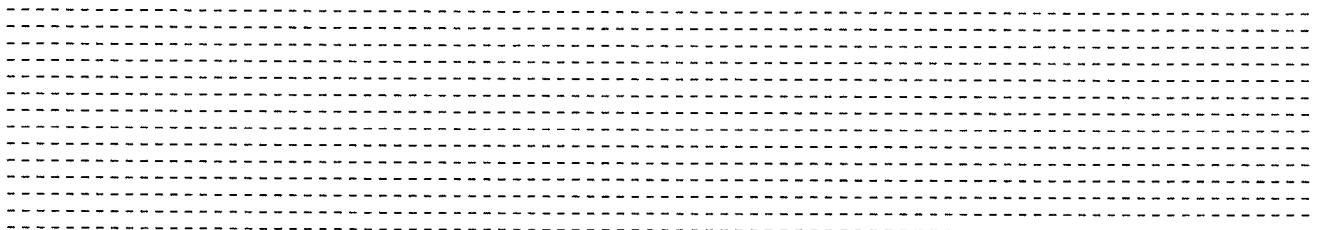
The existing structure was designed in the Romanesque Revival style. The new architectural addition will be designed and executed with the basic principles of the Romanesque Revival style in general and the historic structure specifically.

While new construction will include current allowable construction types, the architectural details will be executed in a manner that works in concert with the historic structure:

Relief in the mass of the new façade to compliment the relief in the historic façades.

Brick and stone coursing will match the original coursing.

Flat and round arches will be articulated with brick and/or stone including new keystones.



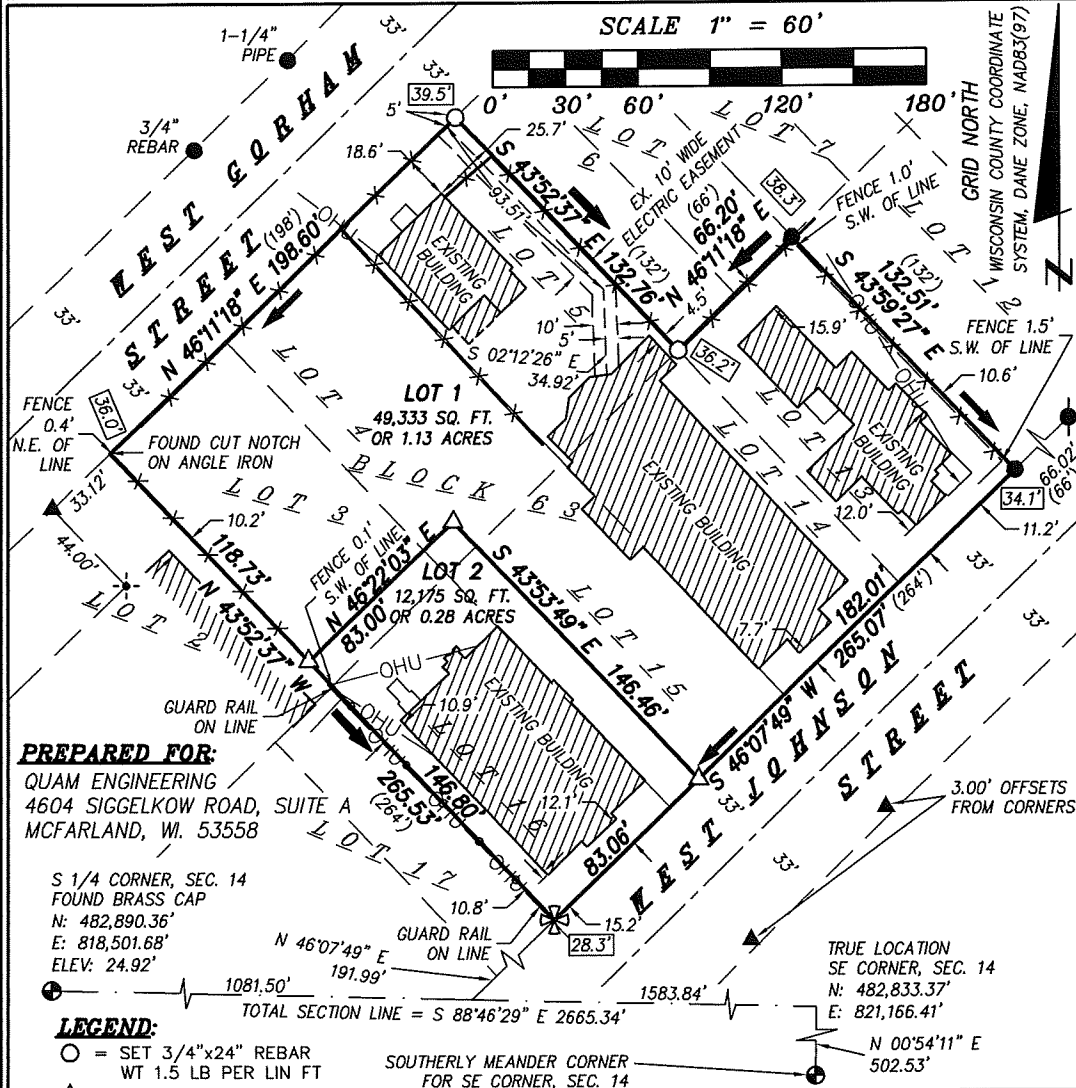


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 and SE 1/4 of the SE 1/4 of Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lots 3, 4, 5, 13, 14, 15 and 16, Block 63, Plat of Madison.



PREPARED FOR:
QUAM ENGINEERING
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI. 53558

S 1/4 CORNER, SEC. 14
FOUND BRASS CAP
N: 482,890.36'
E: 818,501.68'
ELEV: 24.92'

TRUE LOCATION
SE CORNER, SEC. 14
N: 482,833.37'
E: 821,166.41'
N 00°54'11" E
502.53'

LEGEND:

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
 - △ = SET MAGNETIC SURVEY SPIKE
 - ✱ = SET CUT "X" IN CONCRETE
 - = FOUND 1" PIPE
 - = FOUND R.R. SPIKE
 - ▲ = FOUND "PK" NAIL
 - ✱ = FOUND CUT "X" IN CONCRETE
 - ⊕ = FOUND SECTION CORNER
 - (##) = RECORDED AS
 - [36.0] = GROUND ELEVATION
 - ➔ = DRAINAGE DIRECTION
- SOUTHERLY MEANDER CORNER FOR SE CORNER, SEC. 14
FOUND BRASS CAP
N: 482,330.90'
E: 821,158.49'
ELEV: 78.23'

NOTES:
SEE SHEET 2
FOR ALL NOTES.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW ¼ and SE ¼ of the SE ¼ of Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lots 3, 4, 5, 13, 14, 15 and 16, Block 63, Plat of Madison.

NOTES:

- 1.) ARROWS INDICATE THE DIRECTION OF DRAINAGE AT INDIVIDUAL PROPERTY LINES AND ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL, WHICH SHALL BE MAINTAINED BY THE LOT OWNER.
- 2.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 3.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.
- 4.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 5.) IN THE EVENT OF THE CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVE RE-DIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 6.) THE WITHIN SURVEY WAS PREPARED PER 60 YEAR TITLE REPORT PREPARED BY PREFERRED TITLE, FILE NO. 113020012.
- 7.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 8.) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR DANE COUNTY, WISCONSIN AND INCORPORATED AREAS, MAP NO. 55025C0409G.
- 9.) BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.
- 10.) ELEVATIONS REFERENCED TO CITY OF MADISON DATUM.
- 11.) SUBJECT TO NOTICE OF DESIGNATION RECORDED MAY 18, 1987, IN VOL. 10020 OF RECORDS, PAGE 9, AS DOC. NO. 2018429.

OWNERS' CERTIFICATE:

St. Raphael's Congregation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said St. Raphael's Congregation, has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this _____ day of _____, 20____.

St. Raphael's Congregation

STATE OF WISCONSIN)
DANE COUNTY)

Rev. Msg. Kevin D. Holmes

Personally came before me this _____ day of _____, 20____, _____, its _____ of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

NOTARYS SEAL

Dane County, Wisconsin.
My commission
expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 and SE 1/4 of the SE 1/4 of Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lots 3, 4, 5, 13, 14, 15 and 16, Block 63, Plat of Madison.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being Lots 3, 4, 5, 13, 14, 15 and 16, Block 63, Plat of Madison, located in the SW 1/4 and SE 1/4 of the SE 1/4, Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the S 1/4 corner of said Section 14; thence along the south line of said SE 1/4, S 88°46'29" E, 1081.50 feet; thence N 46°07'49" E, 191.99 feet to the southerly most corner of said Lot 16 and the point of beginning; thence N 43°52'37" W, 265.53 feet; thence N 46°11'18" E, 198.60 feet; thence S 43°52'37" E, 132.76 feet; thence N 46°11'18" E, 66.20 feet; thence S 43°59'27" E, 132.51 feet; thence S 46°07'49" W, 265.07 feet to the point of beginning. This parcel contains 61,508 square feet or 1.41 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Registered Land Surveyor

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 20____.

Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____.

Steven R. Cover
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20____ at ____ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL