

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>4.16.08</u>	Action Requested
UDC MEETING DATE: <u>4.23.08</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 31 SOUTH HENRY ST.

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
CLIFF FISHER DAVID FERCH, ARCHITECT
GOVERNOR OF MADISON, LLC 2704 GREGORY ST.
P.O. BOX 1601, MADISON, WI 53701 MADISON, WI 53711

CONTACT PERSON: DAVID FERCH
Address: 2704 GREGORY ST.
MADISON, WI 53711
Phone: (608) 238-6900
Fax: (608) 233-9171
E-mail address: dferch@itig.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

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. Floor Area Ratio:

1. Maximum floor area ratio permitted is
2. 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.

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 5,000 square feet of commercial space on the 1st floor. There is no parking. There would 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.

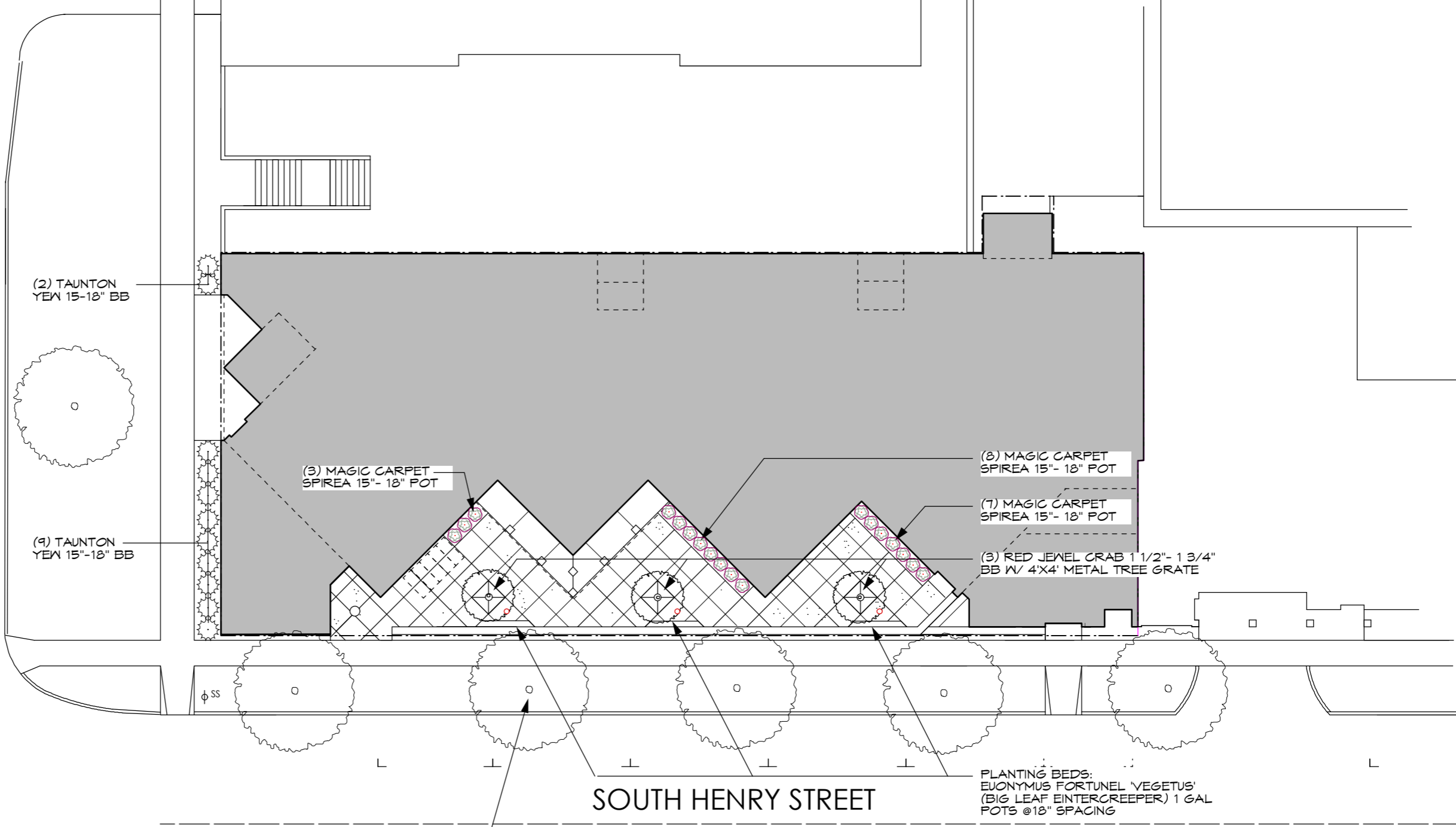
Please call me at the above telephone number if you require further information.

Sincerely,



David A. Ferch

WEST WASHINGTON AVENUE



(2) TAUNTON YEW 15'-18" BB

(4) TAUNTON YEW 15'-18" BB

(3) MAGIC CARPET SPIREA 15" - 18" POT

(8) MAGIC CARPET SPIREA 15" - 18" POT

(7) MAGIC CARPET SPIREA 15" - 18" POT

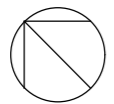
(3) RED JEWEL CRAB 1 1/2" - 1 3/4" BB W/ 4'X4' METAL TREE GRATE

SOUTH HENRY STREET

PLANTING BEDS: EUONYMUS FORTUNEL 'VEGETUS' (BIG LEAF EINTERCREEPER) 1 GAL POTS @18" SPACING

ALL EXISTING TERRACE TREES TO REMAIN (TYPICAL)

LANDSCAPE PLAN



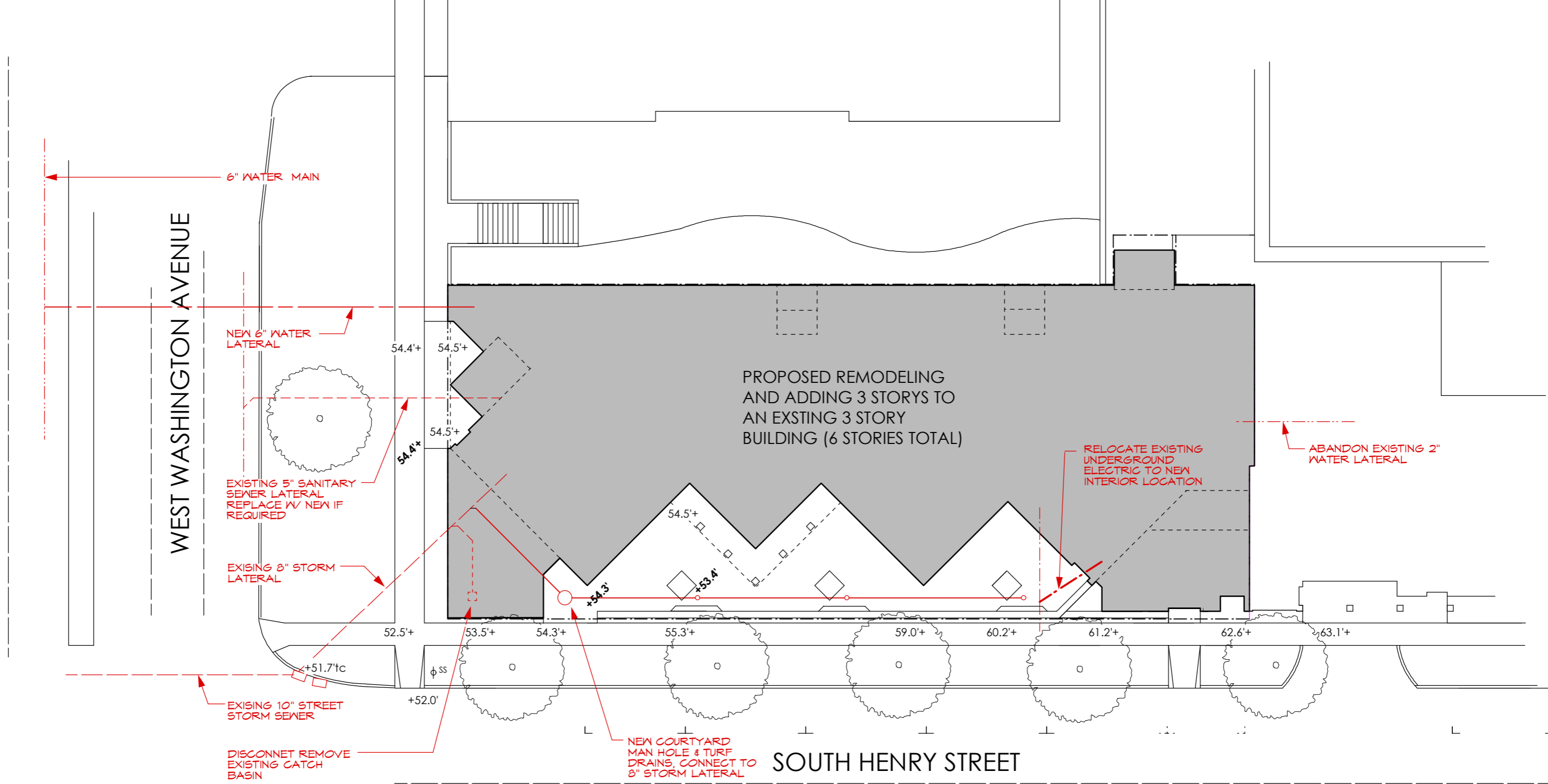
0 10' 20' 40'

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

ARCHITECT: DAVID FERCH, ARCHITECTS
 2704 Gregory Street, Madison, WI 53711
 608.238.6900 FAX 608.233.9171

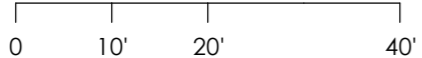
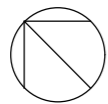
No.	Date	Revision
1	4/8/08	
2	4/16/08	

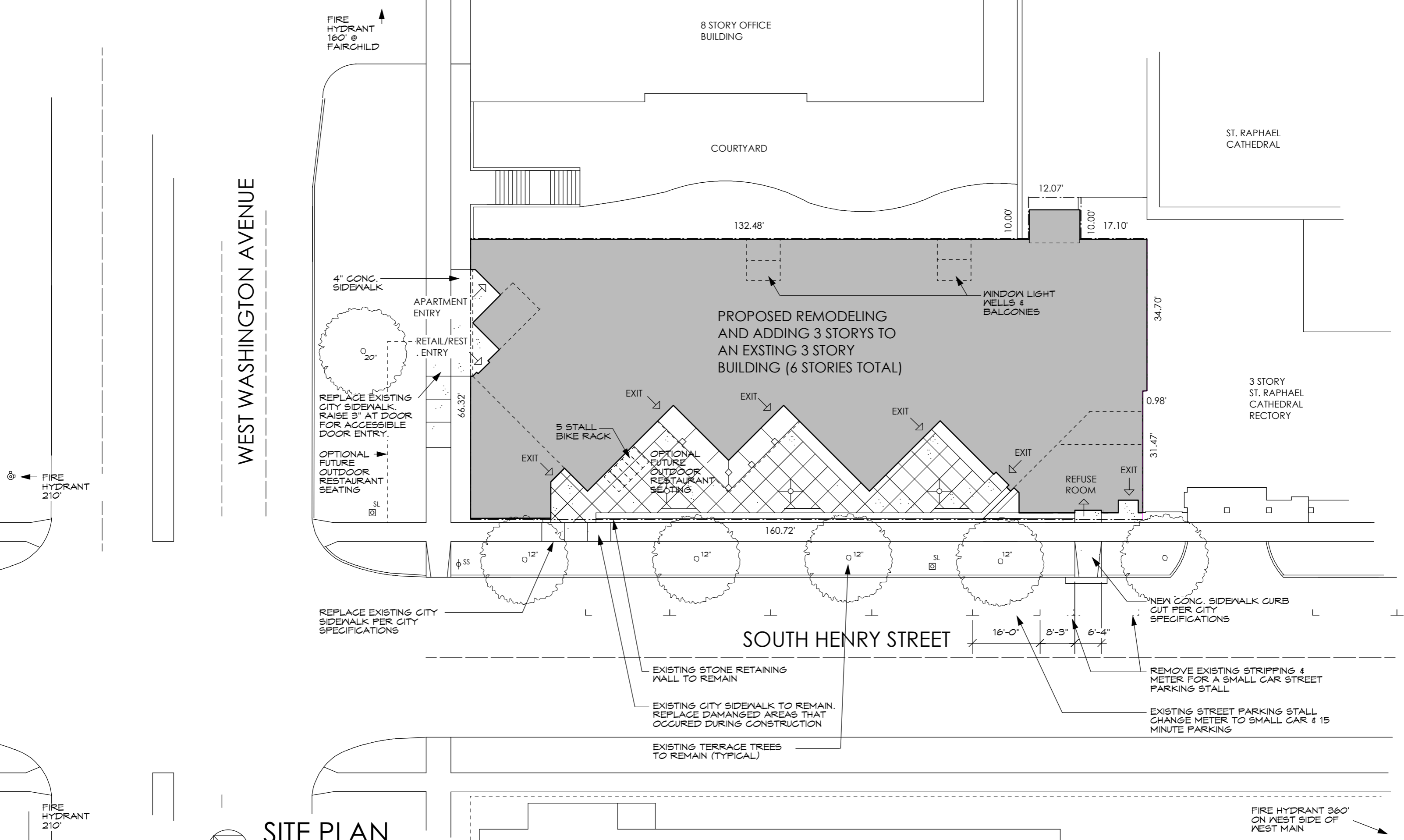
DATE: 00811 3/18/08
 PROJECT NO.:
 SHEET NO.: 2.2



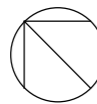
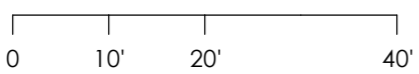
PRELIMINARY NOT FOR CONSTRUCTION
 VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

GRADING & UTILITY PLAN





SITE PLAN



11 STORY
CONDOMINIUM
BUILDING

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

ARCHITECT
DAVID FERCH,
ARCHITECTS
2704 Gregory Street,
Madison, WI 53711
608.238.6900 FAX 608.233.9171

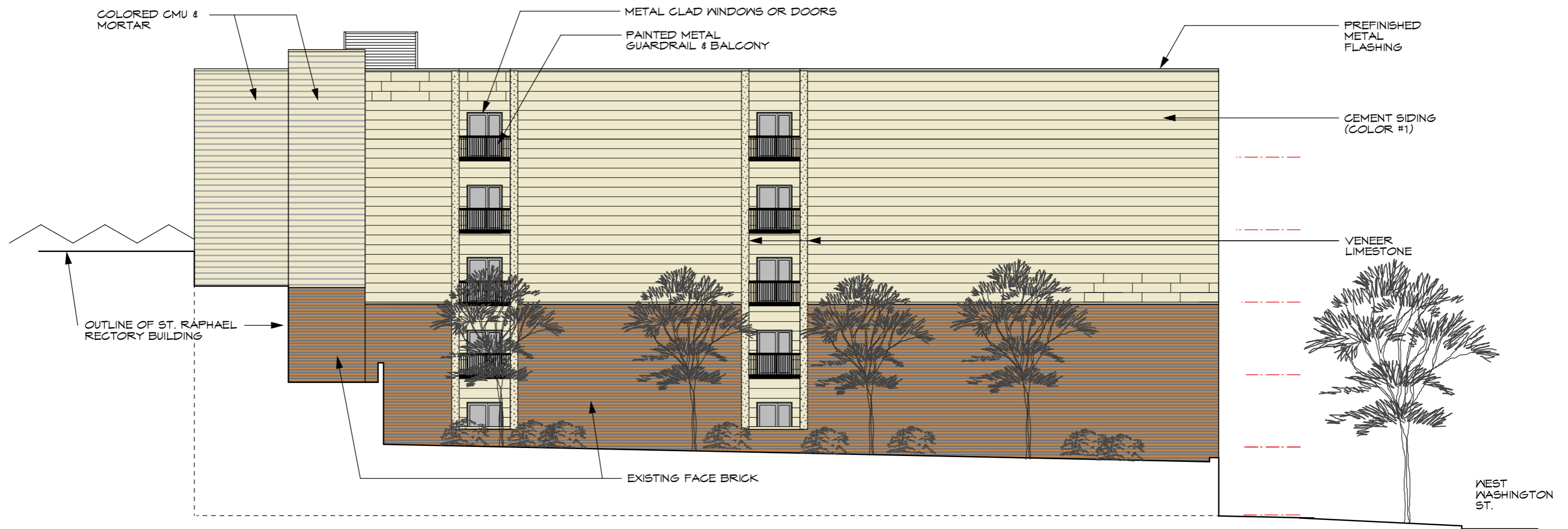
No.	Date	Revision
4/1/08		
4/16/08		

DATE	3/18/08
Project No.	
SHEET NO.	

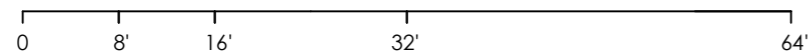
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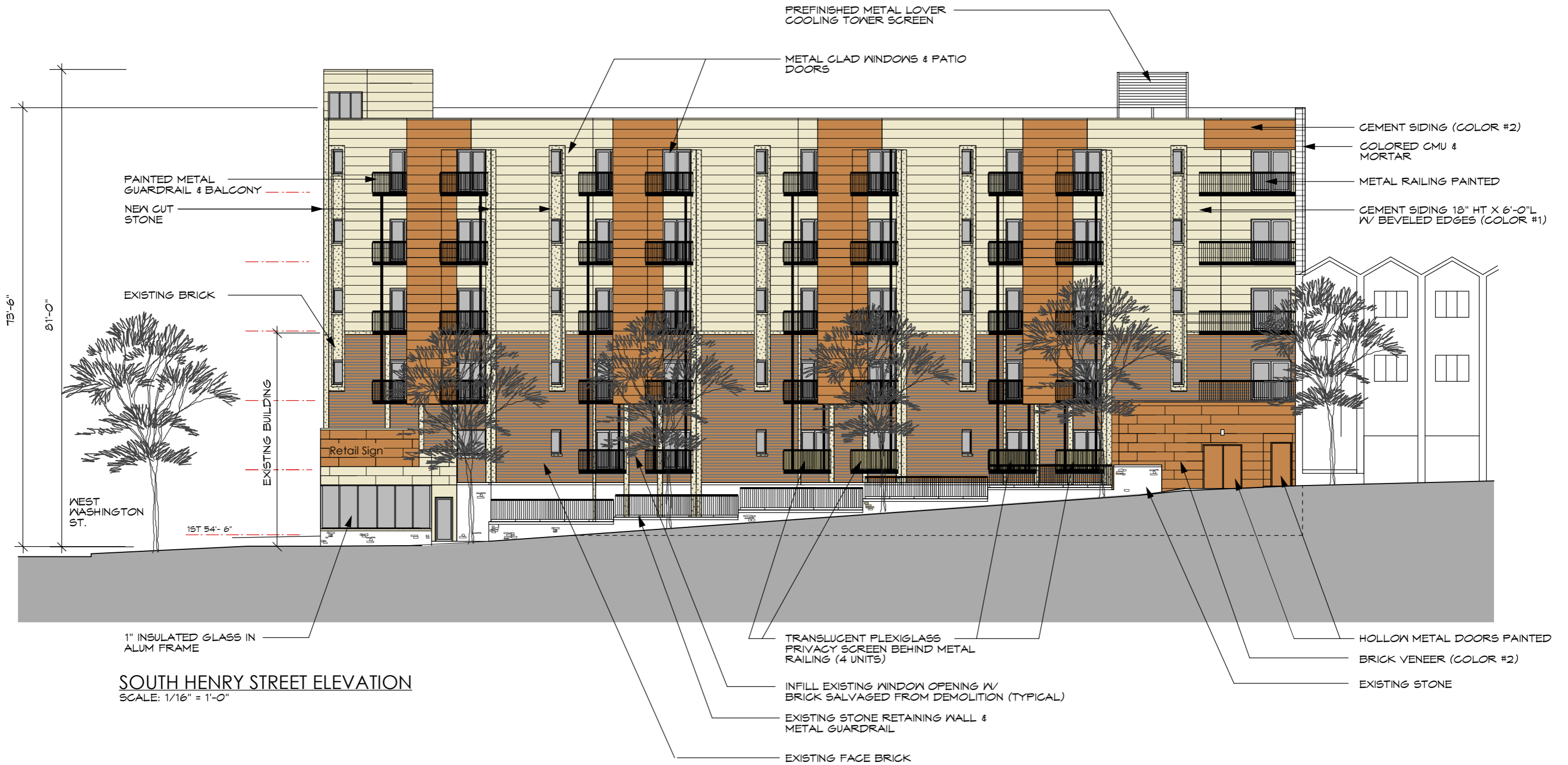
FIRE HYDRANT 360'
ON WEST SIDE OF
WEST MAIN



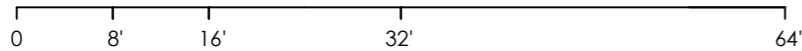


NORTH ELEVATION
SCALE: 1/16" = 1'-0"





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



PROJECT	BUILDING REMODEL & ADDITION	ARCHITECT	DAVID FERCH, ARCHITECTS	DATE	00811 3/18/08
	31 South Henry Street, Madison, WI		2704 Gregory Street, Madison, WI 53711 608.238.6900 FAX 608.233.9171	No. Date Revision	Project No. Date
				4/1/08	00811 3/18/08
				4/16/08	
					SHEET NO. 7

WEST WASHINGTON AVENUE

COURTYARD

ELEV.

EFFECIENCY

BR

2 BR

BR

BR

BR

UP

DN

1 BR

EFFECIENCY

EFFECIENCY

EFFECIENCY

REFUSE/
RECYCLE

1 BR

1 BR

1 BR

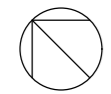
EFFECIENCY

REFUSE/
RECYCLE

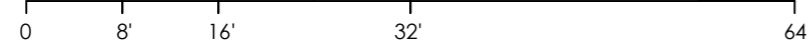
DN

DN

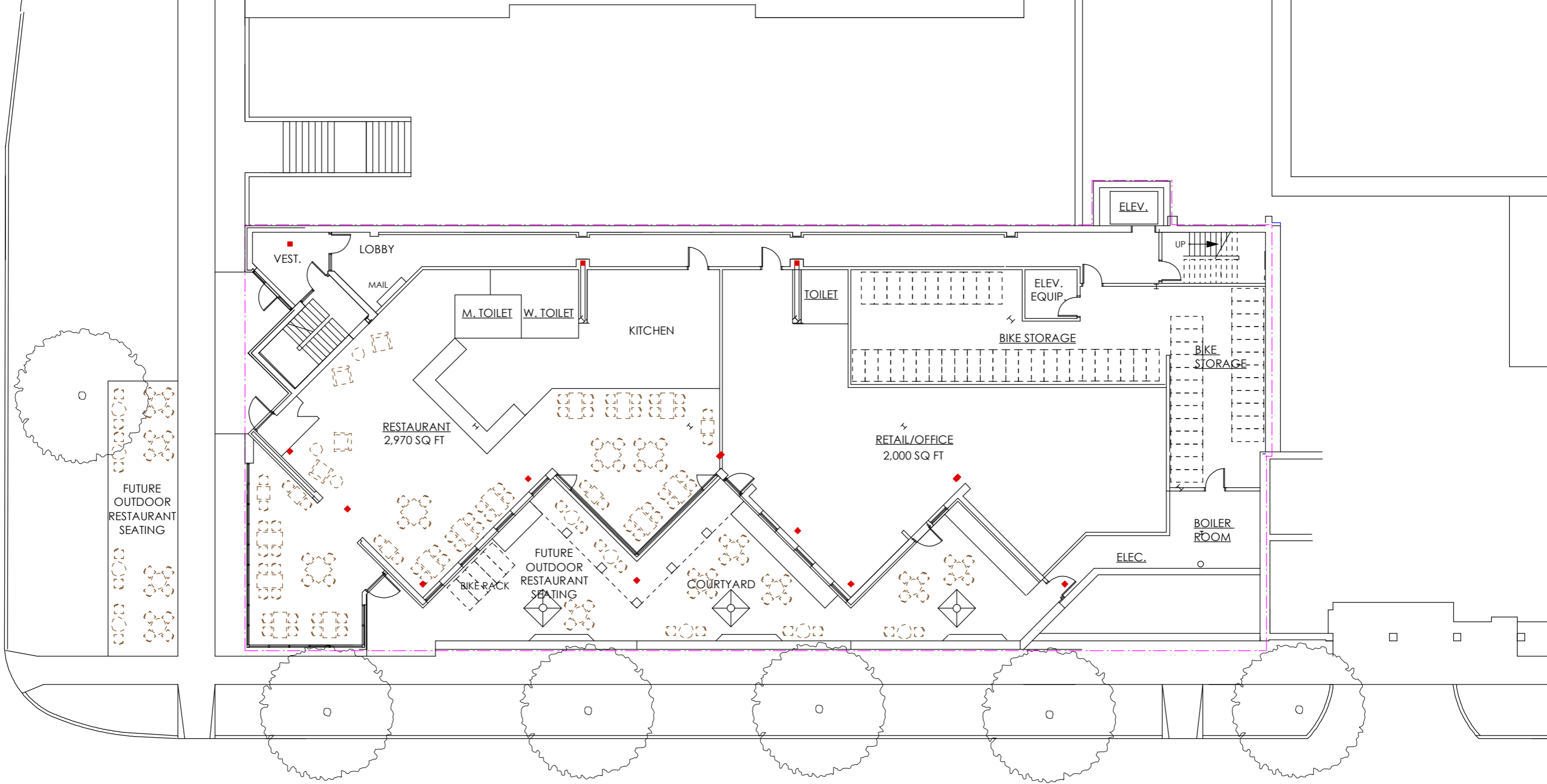
SOUTH HENRY STREET



2ND FLOOR PLAN



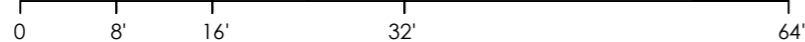
WEST WASHINGTON AVENUE



SOUTH HENRY STREET



1ST FLOOR PLAN





SITE MAP

SITE STATISTICS

SITE ACREAGE: 10,802 sq. ft. (0.25 acres)

BUILDING AREA:
 BUILDING FOOTPRINT: 8,738 sq. ft. 87.9%
 PAVEMENT: 983 sq. ft. 9.8%
 PERVIOUS AREA: 215 sq. ft. 2.3%

USEABLE OPEN SPACE PROVIDED:
 BALCONY SPACE: 736 sq. ft.

OUTDOOR OPEN SPACE PROVIDED:
 COURTYARD OPEN SPACE: 1,019 sq. ft.
 BALCONY OPEN SPACE: 684 sq. ft.

COMMERCIAL AREA:
 GROSS SQUARE FEET: 4,970 sq. ft.

PARKING:
 PROVIDED: NONE
 PARKING REQUIRED: NONE

BICYCLE PARKING:
 INTERIOR STALLS: 59
 EXTERIOR STALLS: 5

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°24'14" E along said common line, 132.53 feet to the southeast corner of Lot 2; thence N 45°34'42" E, 10.00 feet; thence S 44°40'57" E, 12.07 feet; thence S 45°31'24" W, 10.06 feet; thence S 44°24'14" E, 17.10 feet; thence S 45°34'40" W, 34.70 feet; thence N 44°27'28" W, 0.98 feet; thence S 45°34'40" W, 31.47 feet to the northerly right of way of S. Henry Street; thence N 44°27'25" W, 160.72 feet to the southwest corner of Block 67; thence N 45°34'19" E, 66.32 feet to the point of beginning. This parcel contains 0.248 acres or 10,802 sq. ft.

Together with a party wall agreement as created in Volume 291 of Records, page 369, as Document No. 1307196.

BUILDING

NUMBER OF STORIES (ABOVE GRADE): 6
 BUILDING HEIGHT: 81'
 COMM. CONSTRCTION 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

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- 5 3RD FLOOR PLAN
- 6 4TH-6TH FLOOR PLAN
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- 8 W. WASHINGTON ST. ELEVATION
- 9 NORTH ELEVATION
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- 11 PERSPECTIVE SKETCH

