

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>5.28.08</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>6.4.08</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 31 SOUTH HENRY ST  
ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) CLIFF FISHER ARCHITECT/DESIGNER/OR AGENT: 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@itiz.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.

## DESCRIPTION

Round cylinder or soft square wall mount fixture in choice of white or bronze finish. Can be used to blend with or accent varying architectural styles. Reflector provides 45° cutoff to lamp. Optically, the batwing light distribution provides even illumination with high efficiency.

Catalog #	M8615-737-44600	Type	X2
Project	31 South Henry Street	Date	
Comments	David Ferch		
Prepared by	das		04-16-08

## SPECIFICATION FEATURES

### A ... Reflector

Available in a variety of Alzak® finishes. .040 thick aluminum with a spun parabolic contour and tempered glass safety shield. Positive reflector mounting via keyed holes and screws. Baffle is black seamless grooved aluminum.

### B ... Housing

Round or soft square fabricated .062 thick aluminum housings available in white or bronze finish.

### C ... Mounting Frame

Stamped pregalvanized steel #16 GA, .060 thick.

### D ... Mounting

Wall mounting bracket installs to wall mounted junction box.

### E ... Socket

Mogul base porcelain socket with nickel plated brass screw shell.

### F ... Mounting Arm

Extruded aluminum for better heat dissipation.

### G ... Wiring Harness

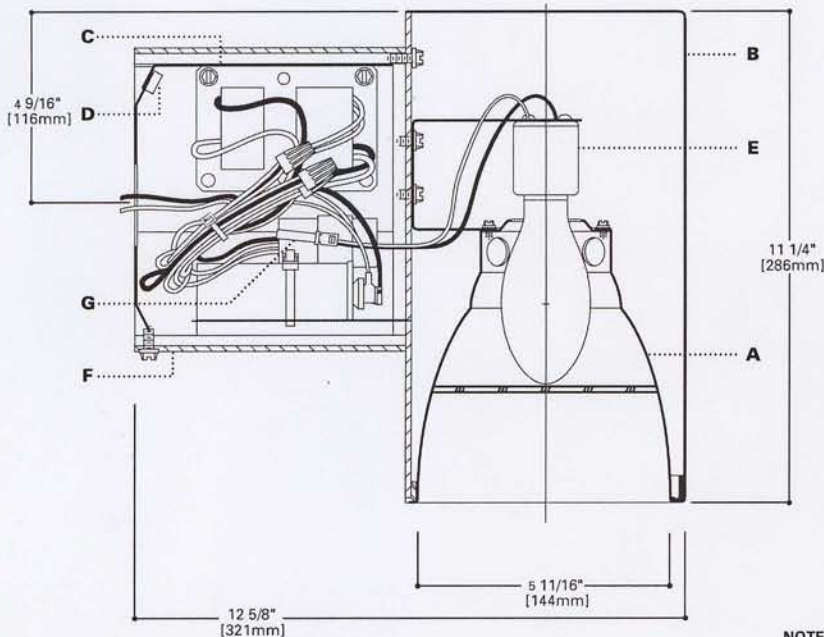
From ballast assembly, plugs into fixture. No tools required.

### Electrical

Magnetic Core and Coil Dual tap ballast for use with 120 and 277V.

### Labels

U.L. listed, C.S.A. certified, standard wet label, IBEW union made.



### NOTES:

Accessories should be ordered separately. For additional options please consult your Cooper Lighting Representative. Alzak is a registered trademark of Aluminum Company of America.



## M8605, M8615 44600

50W, 70W, 100W  
Metal Halide

6" ROUND/SOFT SQUARE  
WALL MOUNT

### ENERGY DATA

**70W Metal Halide**  
Input Watts: 94  
Operating/Starting Current:  
120V=0.82/0.90, 277V=0.36/0.35  
Power Factor: 90%

**100W Metal Halide**  
Input Watts: 128  
Operating/Starting Current:  
120V=1.14/0.80, 277V=0.49/0.35  
Power Factor: 90%

## ORDERING INFORMATION

Sample Number: Complete unit consists of housing, ballast and trim.

<b>Housing</b> M8605: 6" Round Wall Mount Surface M8615: 6" Soft Square Wall Mount Surface	<b>Housing Finish</b> P: White BZ: Bronze MB: Black	<b>Ballasts</b> 727: 50W MH 120/277V Magnetic 7276: 50W MH 347V Magnetic 737: 70W MH 120/277V Magnetic 7376: 70W MH 347V Magnetic 747: 100W MH 120/277V Magnetic 7476: 100W MH 347V Magnetic	<b>Trims</b> 44600: Medium Beam Reflector	<b>Finish</b> LI: Low Iridescent Clear WMH: Warm Haze WH: Wheat GP: Graphite K: Cognac BA: Black Collex Baffle	H: Haze G: Gold W: Gloss White GPH: Graphite Haze KH: Cognac Haze
--	--	--	--	--	---

## DESCRIPTION

A low brightness 6" aperture recessed downlight for use with 70W or 100W Metal Halide lamps. The precisely formed specular Alzak® parabolic reflector minimizes aperture brightness and provides a 45° visual cutoff to lamp. The socket cap adjusts for high or low settings. The snap lock assures proper source and reflector focus that will not be disturbed by normal maintenance. Optically the resulting batwing light distribution provides even illumination.

Catalog #	M7600T-730-44601	Type	X1
Project	31 South Henry Street	Date	
Comments	David Ferch		
Prepared by	das		04-16-08

## SPECIFICATION FEATURES

### A ... Reflector

Available in a variety of Alzak® finishes. .040 thick aluminum with a spun parabolic contour with tempered glass shield. Baffle is black seamless aluminum Coilex grooved baffle.

### B ... Trim Ring Options

Self flanged or molded white trim ring. Rimless or metal trim ring available.

### C ... Socket Cap

Heat dissipating die-cast aluminum, .080 wall thickness. Adjusts and locks without tools for two beam distributions.

### D ... Housing/Mounting Frame

Precision die-cast aluminum 1 1/2" deep collar accommodates varying dimensions of ceiling materials. Stamped steel mounting frame (#16GA, .060).

### E ... Universal Mounting Bracket

Exclusive universal mounting bracket accepts 1/2" EMT, C channel, T bar fasteners, and bar hangers. Adjusts 5" vertically from above or below ceiling.

### F ... Conduit Fittings

Die-cast screw tight connectors.

### G ... Junction Box

U.L. listed for four in, four out #12 at 90°C pull through branch wiring. Positioned on ballast mounting bracket to allow straight conduit runs. Knockouts for six 1/2" and three 3/4" conduits. Access to junction box by removing reflector.

### H ... Ballast

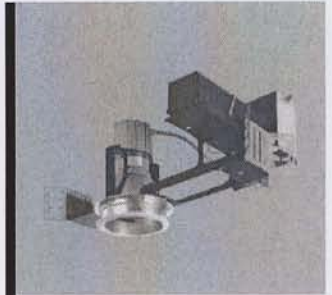
Quick mount plug-in thermally protected ballast with dual tap for 120/277V. Ballast secures to mounting frame with spring lock.

### Thermal Protector

Provides protection against over-lamping and improper use of ceiling insulation.

### Labels

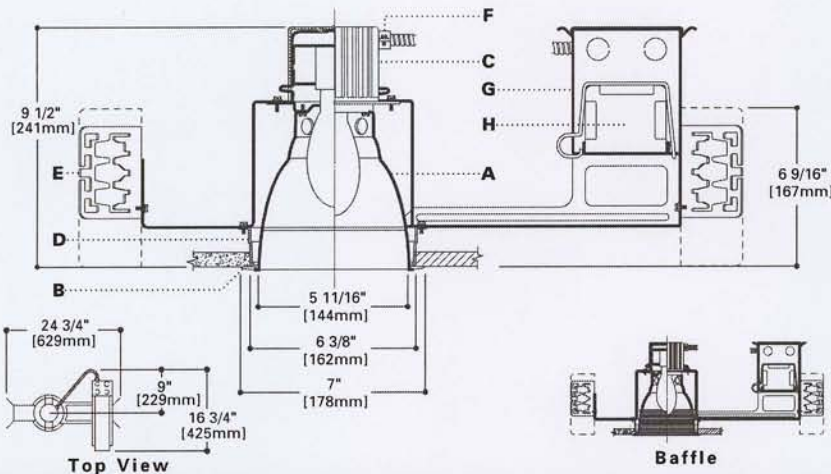
U.L. Listed, CSA Certified, standard damp label, IBEW union made.



**M7600T  
44601/44600**

**70W  
100W  
Metal Halide**

**6" REFLECTOR**



## ENERGY DATA

**70W Metal Halide**  
Input Watts: 94  
Operating/Starting Current:  
120V=0.85/0.53  
277V=0.37/0.27  
Power Factor: 90%

**100W Metal Halide**  
Input Watts: 125  
Operating/Starting Current:  
120V=1.10/1.20  
277V=0.48/0.55  
Power Factor: 90%

## NOTES:

Accessories should be ordered separately.  
For additional options please consult your Cooper Lighting Representative. Alzak is a registered trademark of Aluminum Company of America.

## ORDERING INFORMATION

Sample Number: Complete unit consists of housing, ballast and trim.

--	--	--	--	--	--

### Housing

**M7600:** Metal Halide and HPS Housing

### Ballasts

**730:** 70W MH 120/277V Magnetic

**738:** 70W MH 120/347V Magnetic

**740:** 100W MH 120/277V Magnetic

**748:** 100W MH 120/347V Magnetic

### Trims

**Trims**

**44601:** Self Flanged

**44600:** Molded Trim Ring, White

### Finish

**LI:** Low Iridescent Clear

**H:** Haze

**WMH:** Warm Haze

**G:** Gold

**WH:** Wheat

**W:** Gloss White

**GP:** Graphite

**GPH:** Graphite Haze

**K:** Cognac

**KH:** Cognac Haze

**BA:** Black Coilex Baffle

### Option

**WF:** White Painted Flanged (Self Flanged only)

### Accessories

**HB26:** C Channel Bar Hangers, 26" Long, Pair

**HB50:** C Channel Bar Hangers, 50" Long, Pair

**TRMG:** Metal Trim Ring, Specify Finish

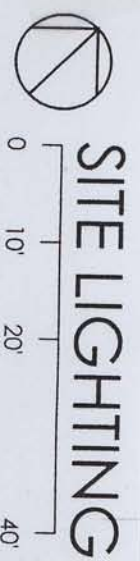
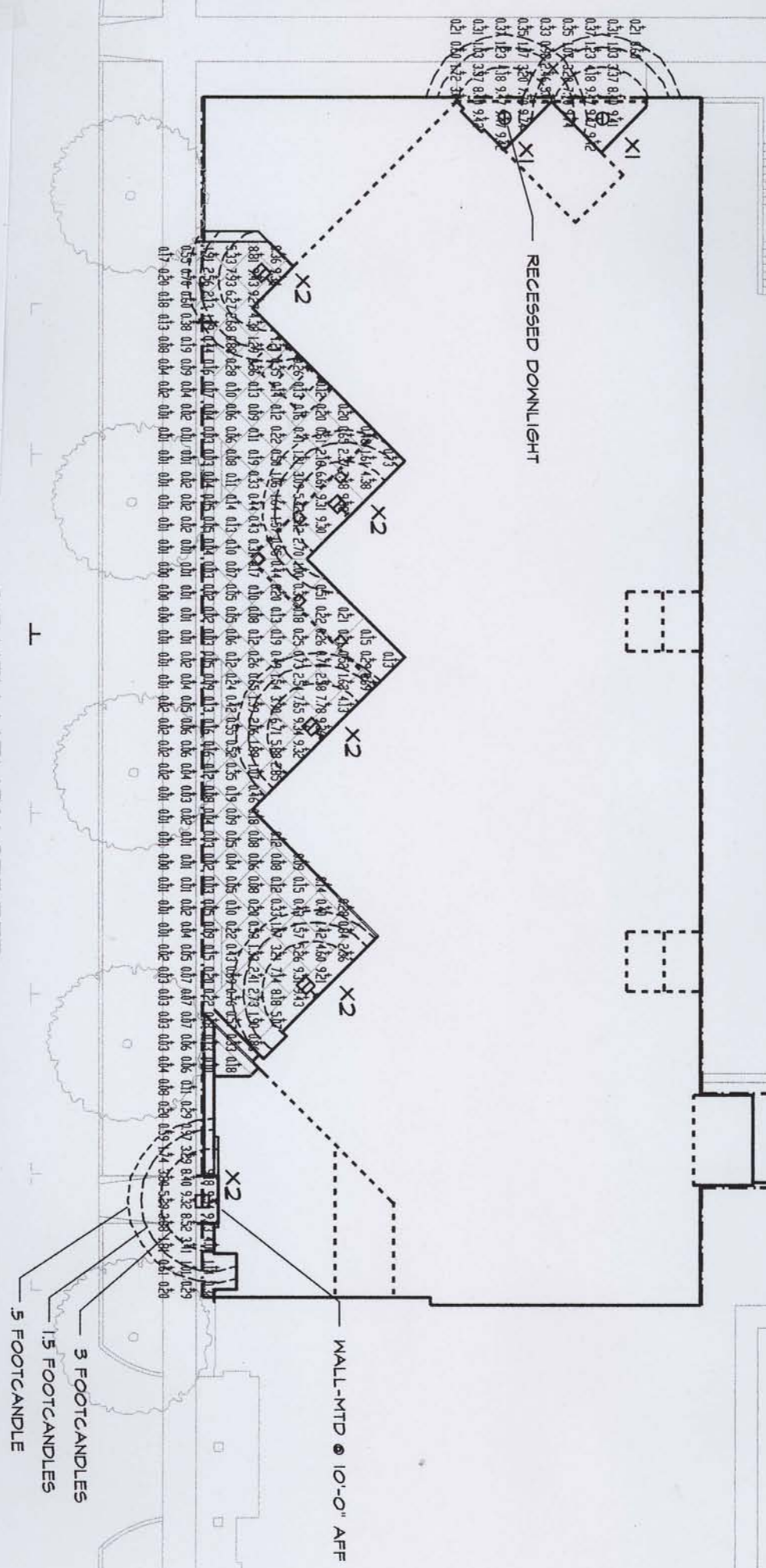
**TRRG:** Rimless Trim Ring, White

**FK:** Field Installed Fuse Kit, Specify Amperage

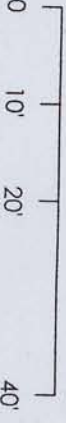
**HSA6:** Slope Adapter for 6" Aperture Housings, Specify Slope

CALCULATION SUMMARY		DIMENSIONS		F.P.S.		GROUP		AVG		MAX		MIN		MAX/MIN		AVG/MIN	
AREA	WALK	WALK	WALK	WALK	WALK	WALK	WALK	WALK	WALK	WALK	WALK	WALK	WALK	WALK	WALK	WALK	WALK
275	300	18	18	354	300	17.9	17.9	97.4	97.4	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A

31 South Henry (D) LUMINAIRE SCHEDULE						
TYPE SYMBOL	DESCRIPTION	LAMP	LUMENS	HOURLING/BALAST	ULP	OTV
X1	RECESSED DOWNLIGHT	(D)	5300	RECESSED DOWNLIGHT	0.72	2
X2	WALL-MTD CYLINDER	(D)	5300	6" WALL-MTD CYLINDER	0.72	5



# SITE LIGHTING



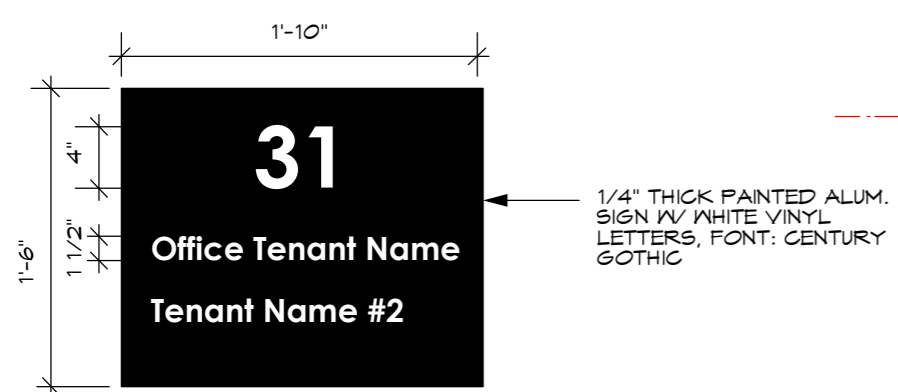
SOUTH HENRY STREET

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

ARCHITECT  
**DAVID FERCH,**  
 ARCHITECTS  
 217 North  
 Madison, WI 53711  
 608.238.0000 FAX 608.233.1171

DATE  
 PROJECT NO. 008111  
 SHEET NO. 4/16/08  
 DATE 3/18/08





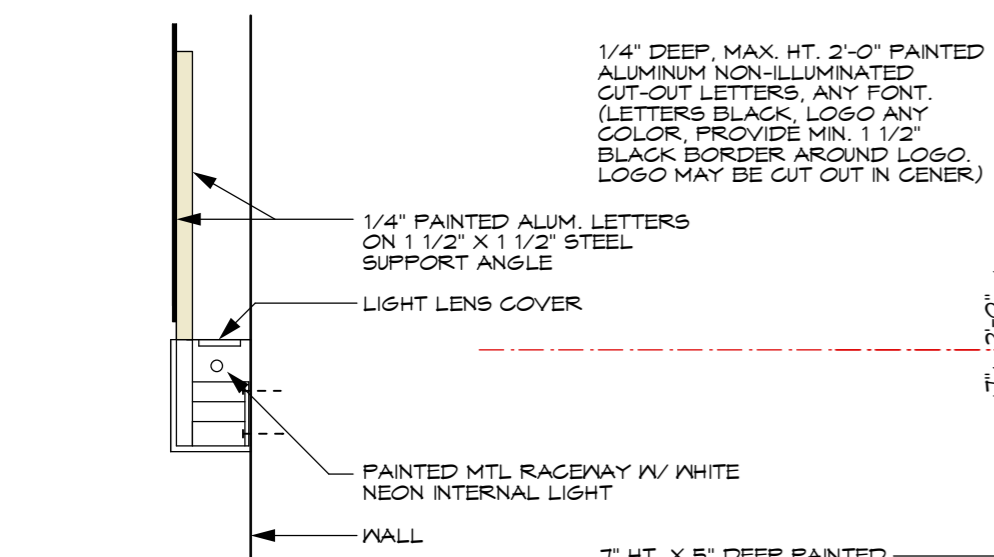
**(A) COURTYARD TENANT SIGN**  
SCALE: 1" = 1'-0"

1/4" THICK PAINTED ALUM. SIGN W/ WHITE VINYL LETTERS, FONT: CENTURY GOTHIC

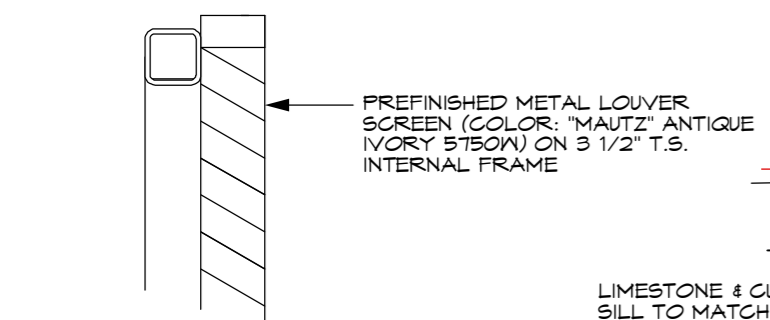


**(B) APARTMENT ADDRESS NUMBER**  
SCALE: 1" = 1'-0"

1" THICK BLACK PAINTED METAL LETTERS W/ 1" MOUNTED PROJECTION, FONT: CENTURY GOTHIC



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

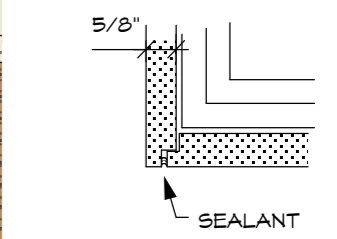


**(D) COOLING TOWER SCREEN**  
SCALE: 1" = 1'-0"

LIMESTONE & CUT LIMESTONE SILL TO MATCH EXISTING



**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 (BLACK) W/ CLEAR TEMPERED GLASS

PAINTED METAL RAILING DECK (BLACK)

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

DARK BRONZE ALUM FLASHING

INSULATED LOW-E GLASS IN DARK BRONZE ALUM FRAME

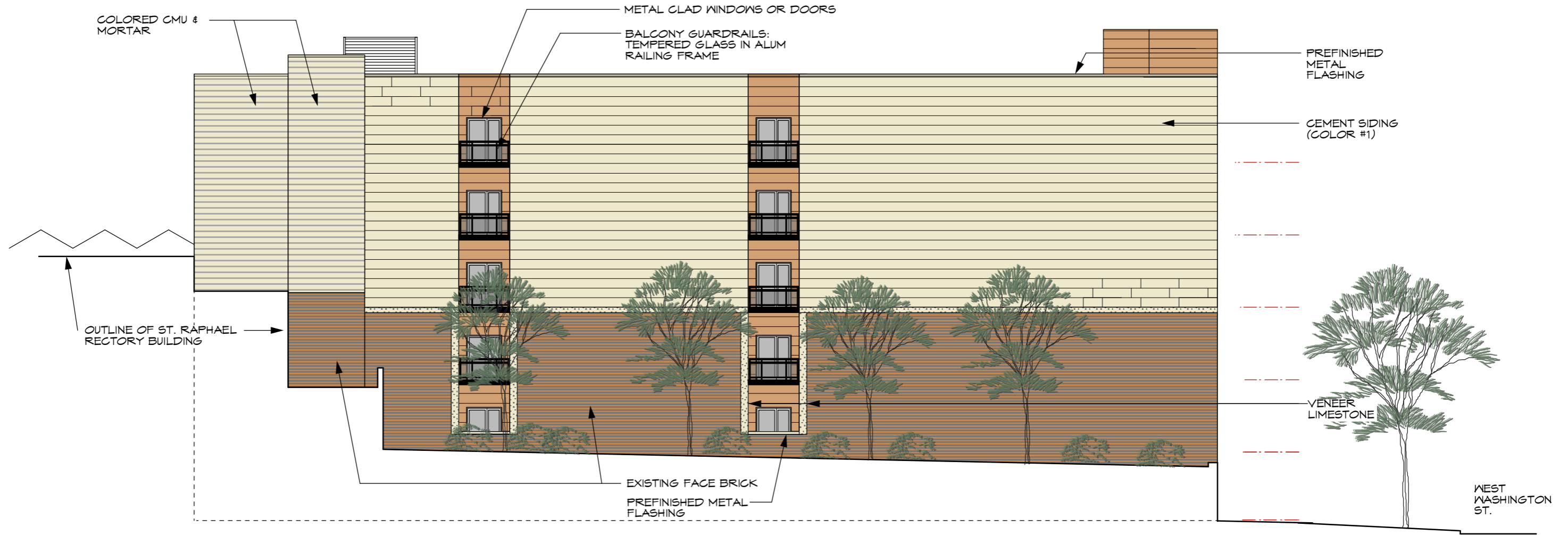
CEMENT SIDING (COLOR #1: "MAUTZ" ANTIQUE IVORY 5750W)

COURTYARD TENANT SIGN ON EXISTING FENCE

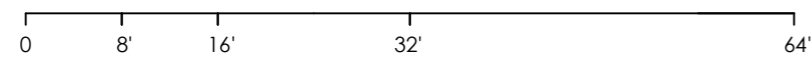
COLORLED CMU AT EAST WALL: "AUTUMN WHEAT"

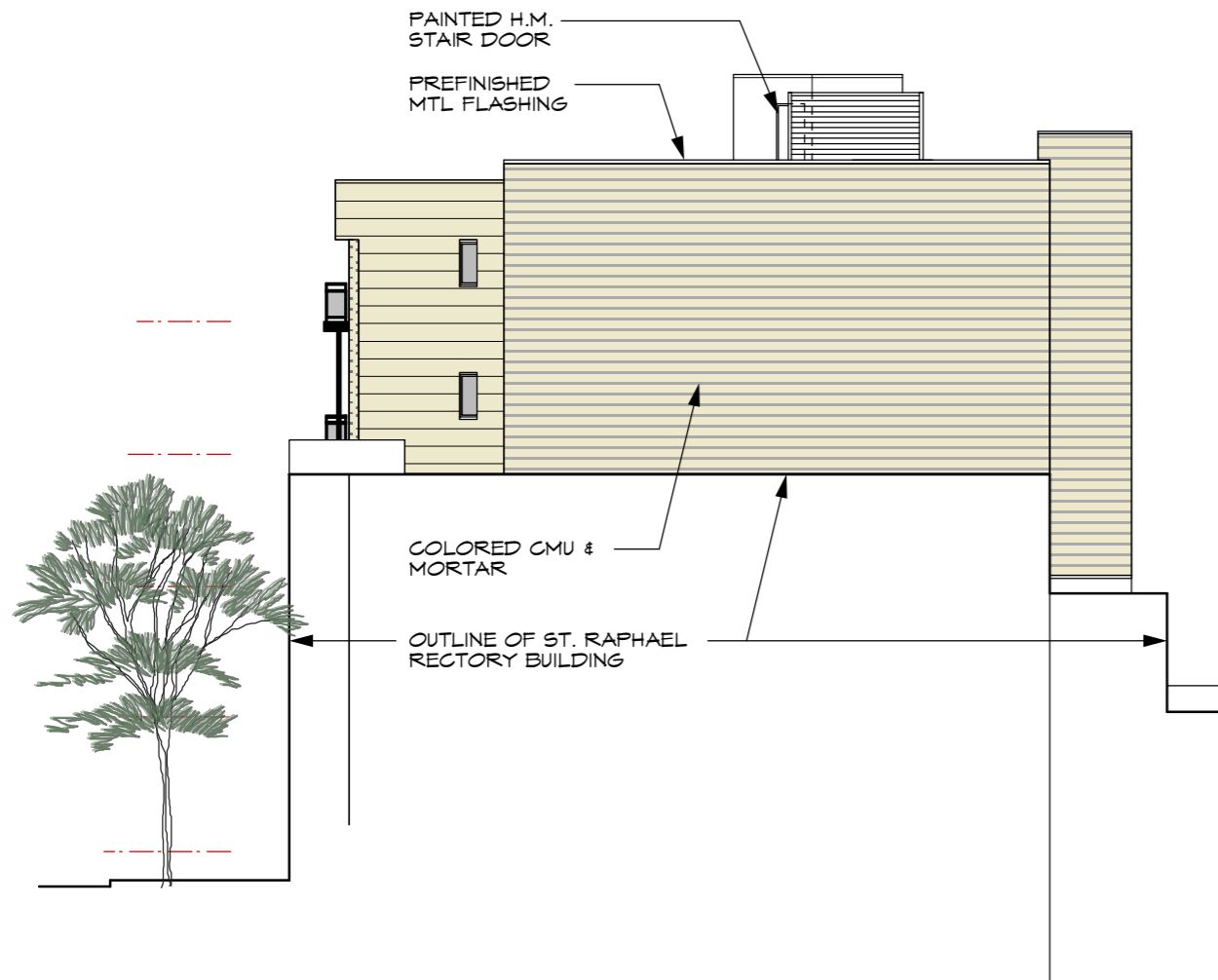
INSULATED LOW-E GLASS IN DARK BRONZE ALUM FRAME

**BUILDING MATERIALS & SIGNAGE**

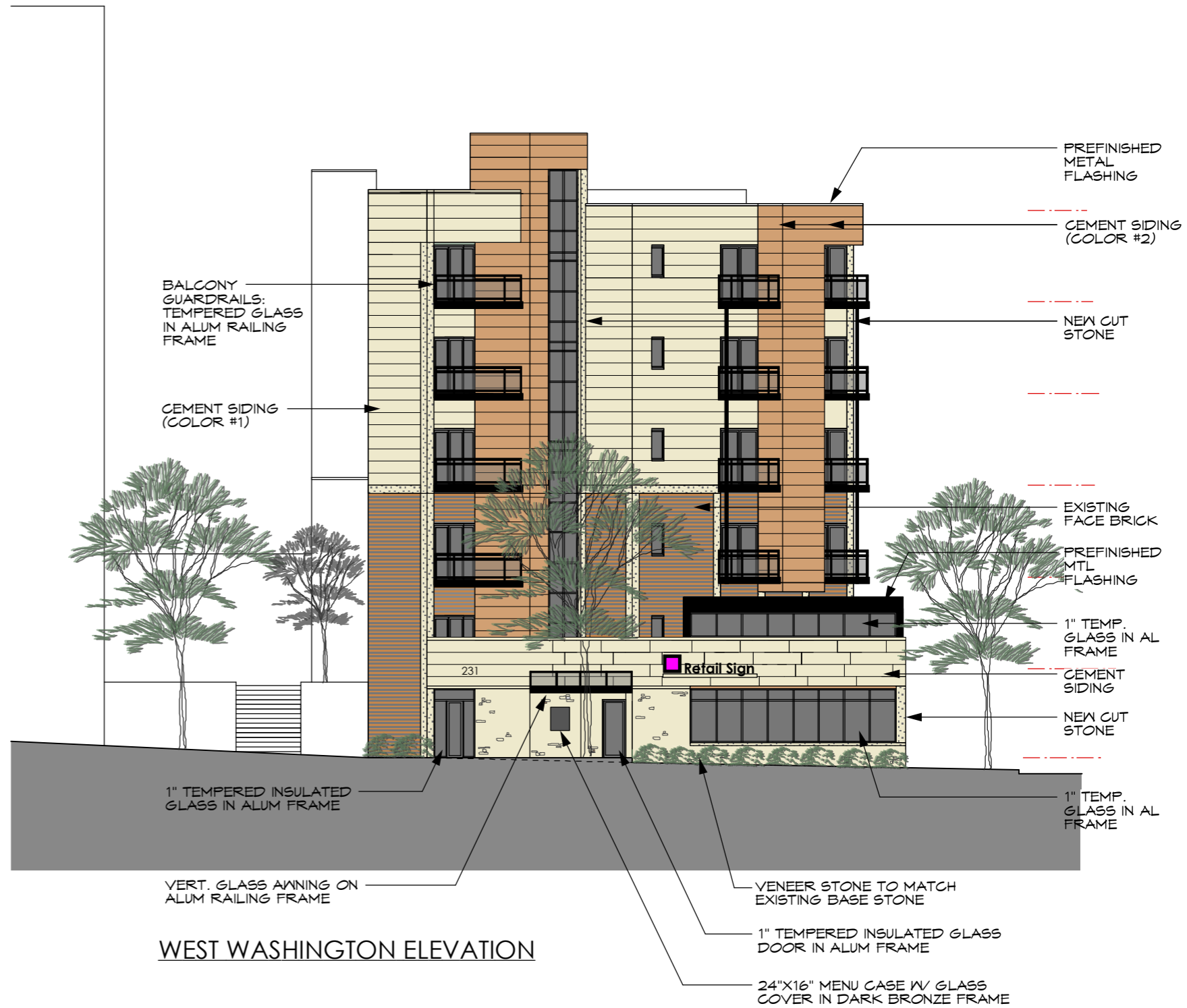
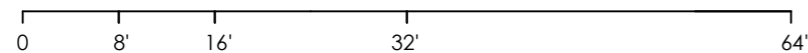


**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



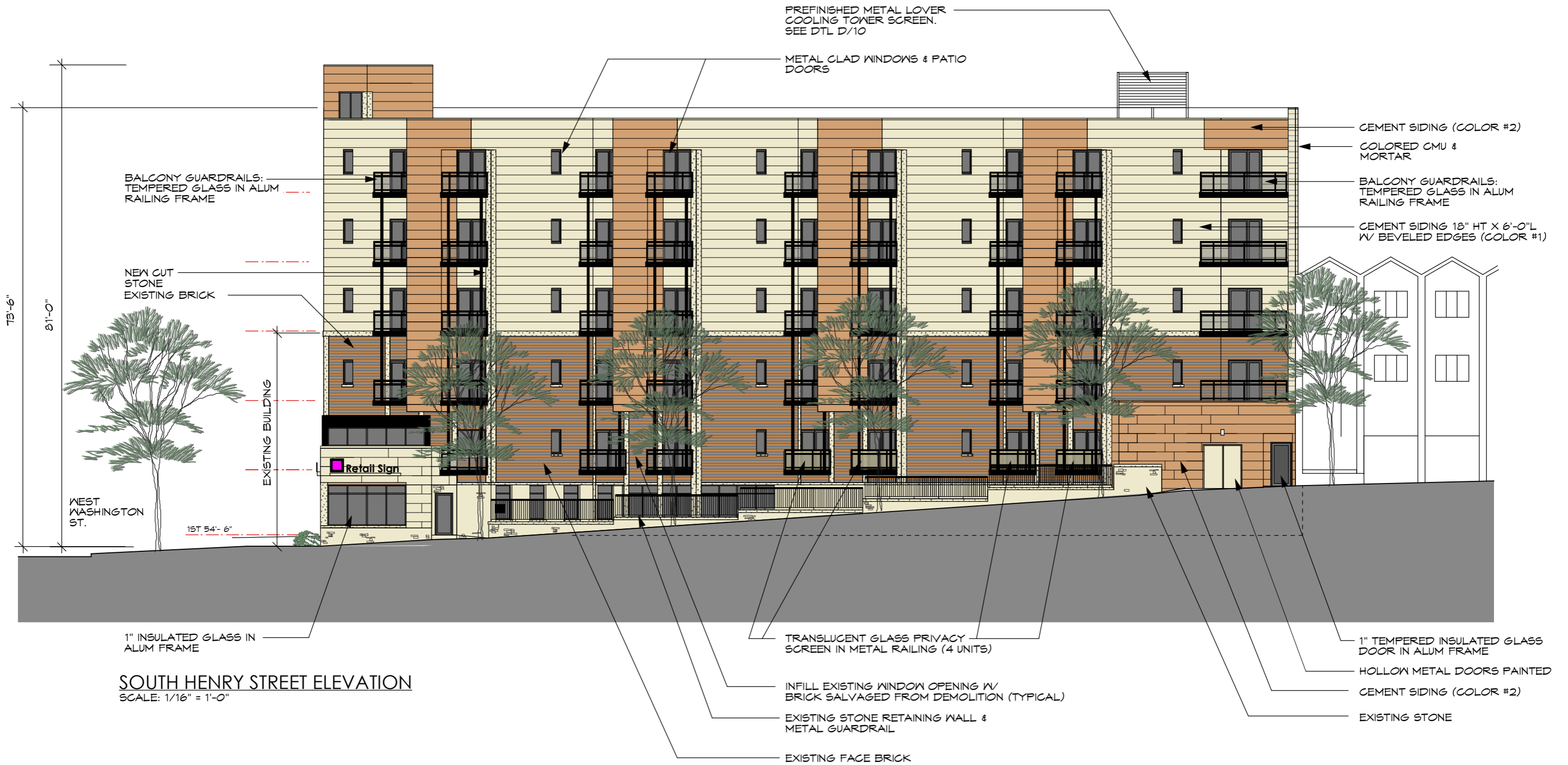


**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

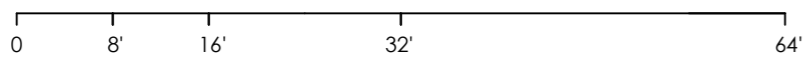


**WEST WASHINGTON ELEVATION**



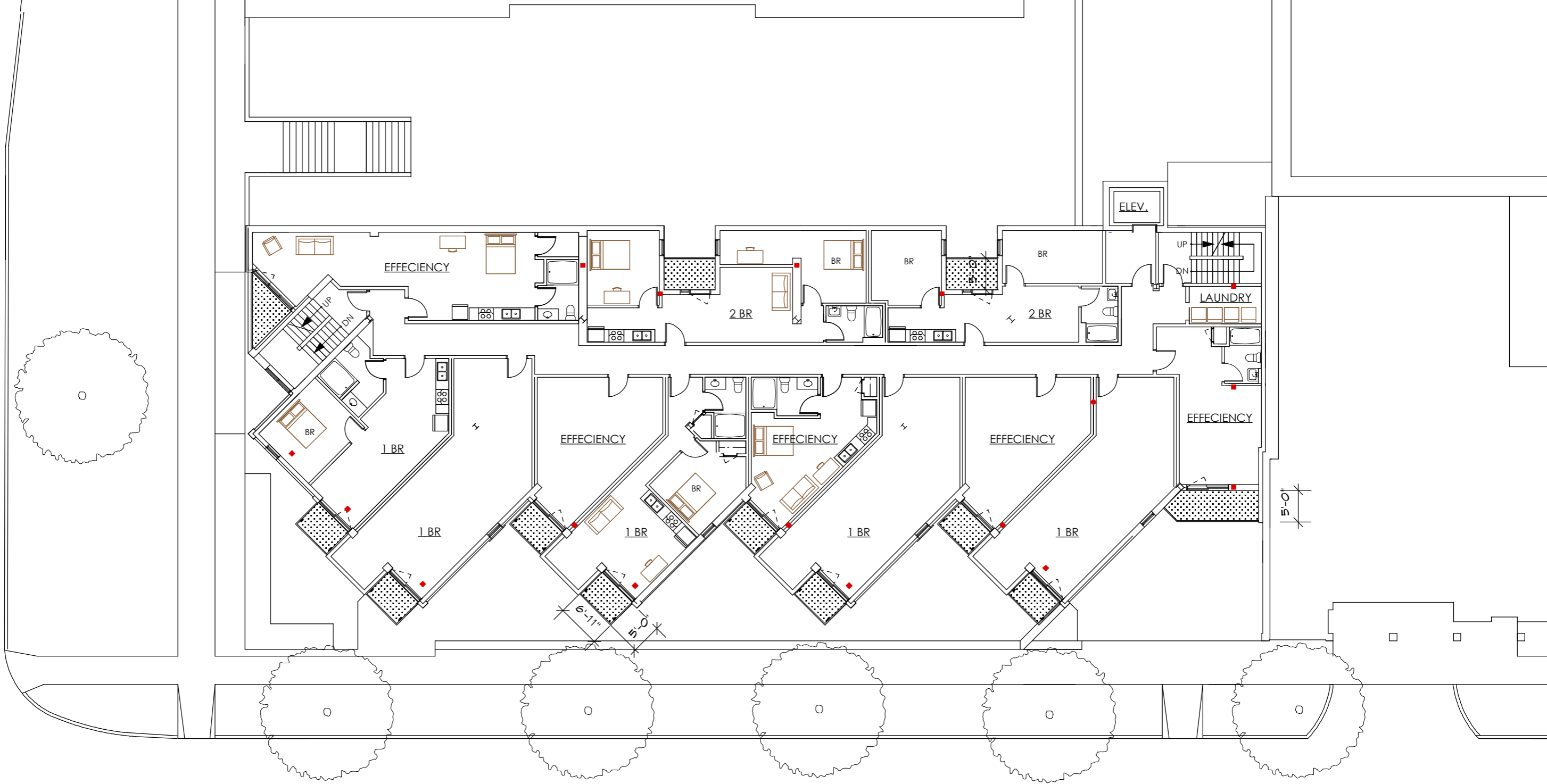


**SOUTH HENRY STREET ELEVATION**  
SCALE: 1/16" = 1'-0"



PROJECT		ARCHITECT		DATE	
BUILDING REMODEL & ADDITION		DAVID FERCH, ARCHITECTS		5/28/08	
31 South Henry Street, Madison, WI		2704 Gregory Street, Madison, WI 53711		00811 3/18/08	
		608.238.6900 FAX: 608.233.9171		Project No. 00811	
				Date 3/18/08	
				Revision 4/1/08	
				Revision 4/16/08	
				Revision 4/30/08	
				SHEET NO. 7	

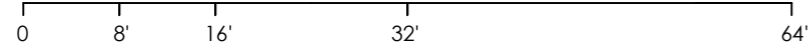
WEST WASHINGTON AVENUE



SOUTH HENRY STREET

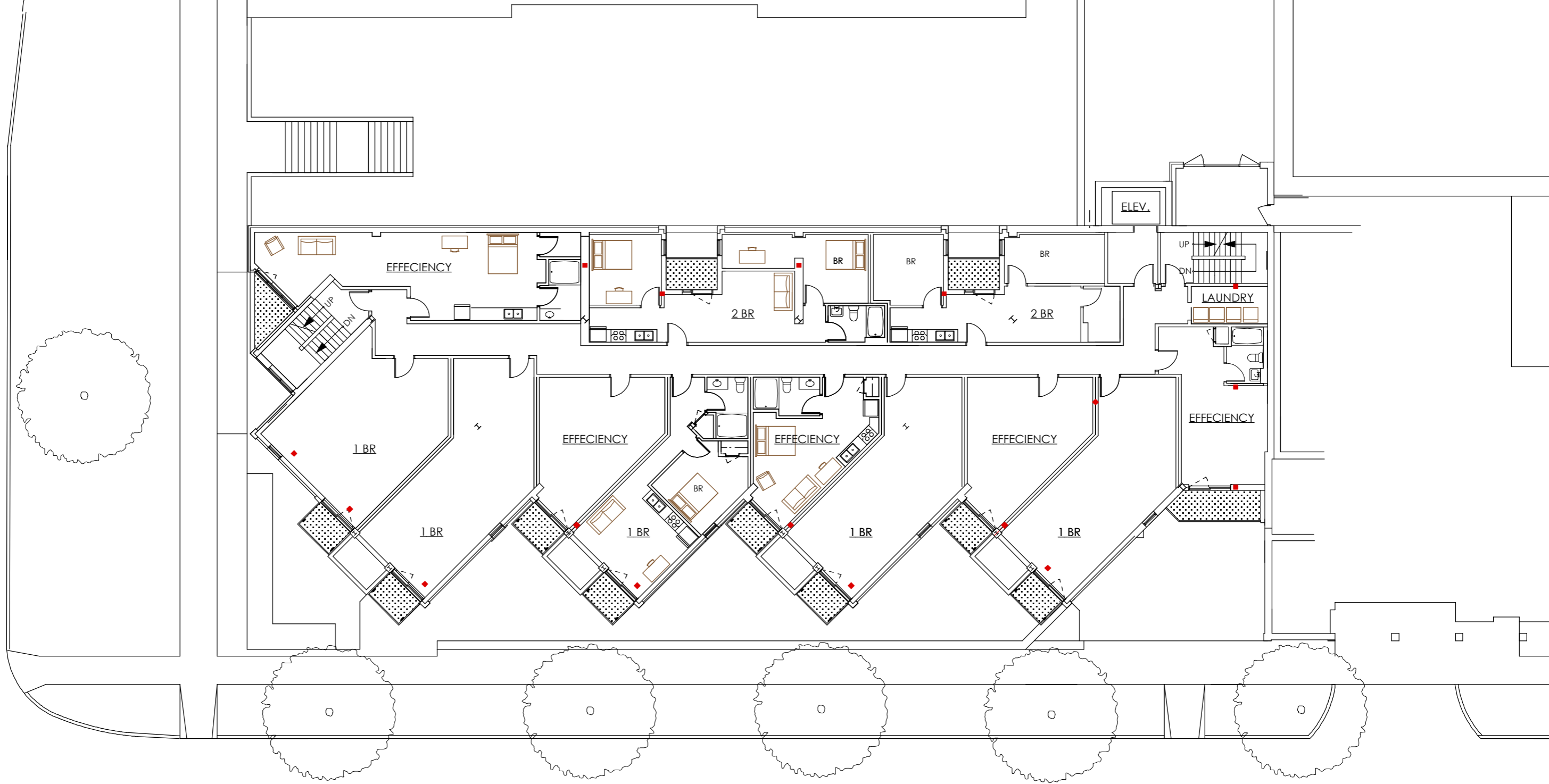


4TH-6TH FLOOR PLAN

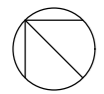


PROJECT		ARCHITECT		DATE	
BUILDING REMODEL & ADDITION		DAVID FERCH, ARCHITECTS		5/28/08	
31 South Henry Street, Madison, WI		2704 Gregory Street, Madison, WI 53711 608.238.6900 FAX 608.233.9171		00811 3/18/08	
				Project No. Date	
				4/1/08	
				4/16/08	
				4/30/08	
				SHEET NO. Date	
				6	

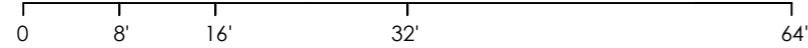
WEST WASHINGTON AVENUE



SOUTH HENRY STREET



3RD FLOOR PLAN



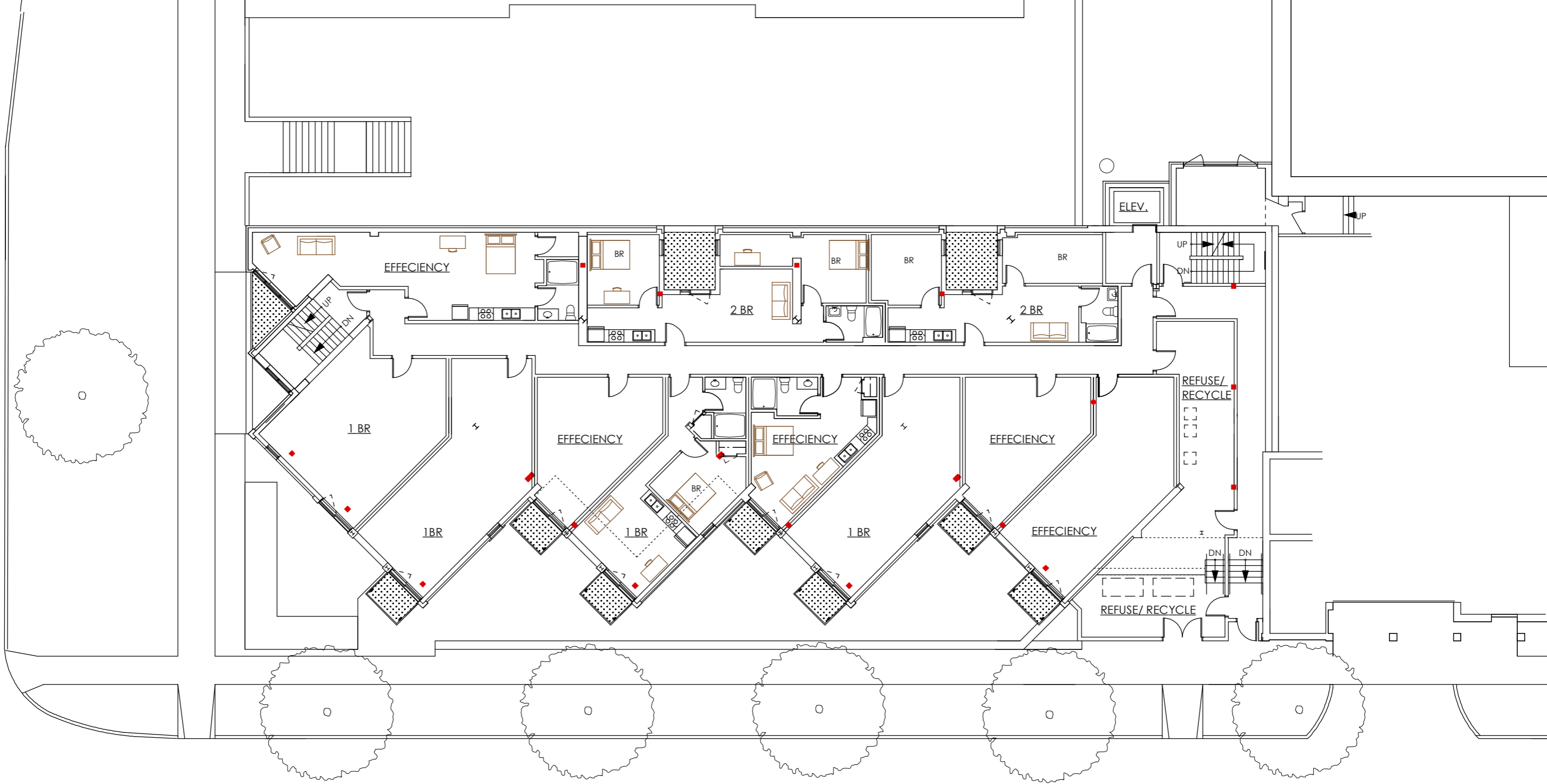
PROJECT  
BUILDING REMODEL & ADDITION  
31 South Henry Street, Madison, WI

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

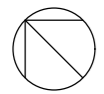
5/28/08  
No. Date Revision  
4/1/08  
4/16/08  
4/30/08

DATE  
00811 3/18/08  
Project No. Date  
SHEET NO. 5

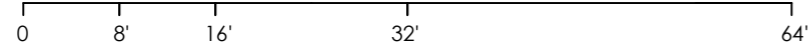
WEST WASHINGTON AVENUE



SOUTH HENRY STREET

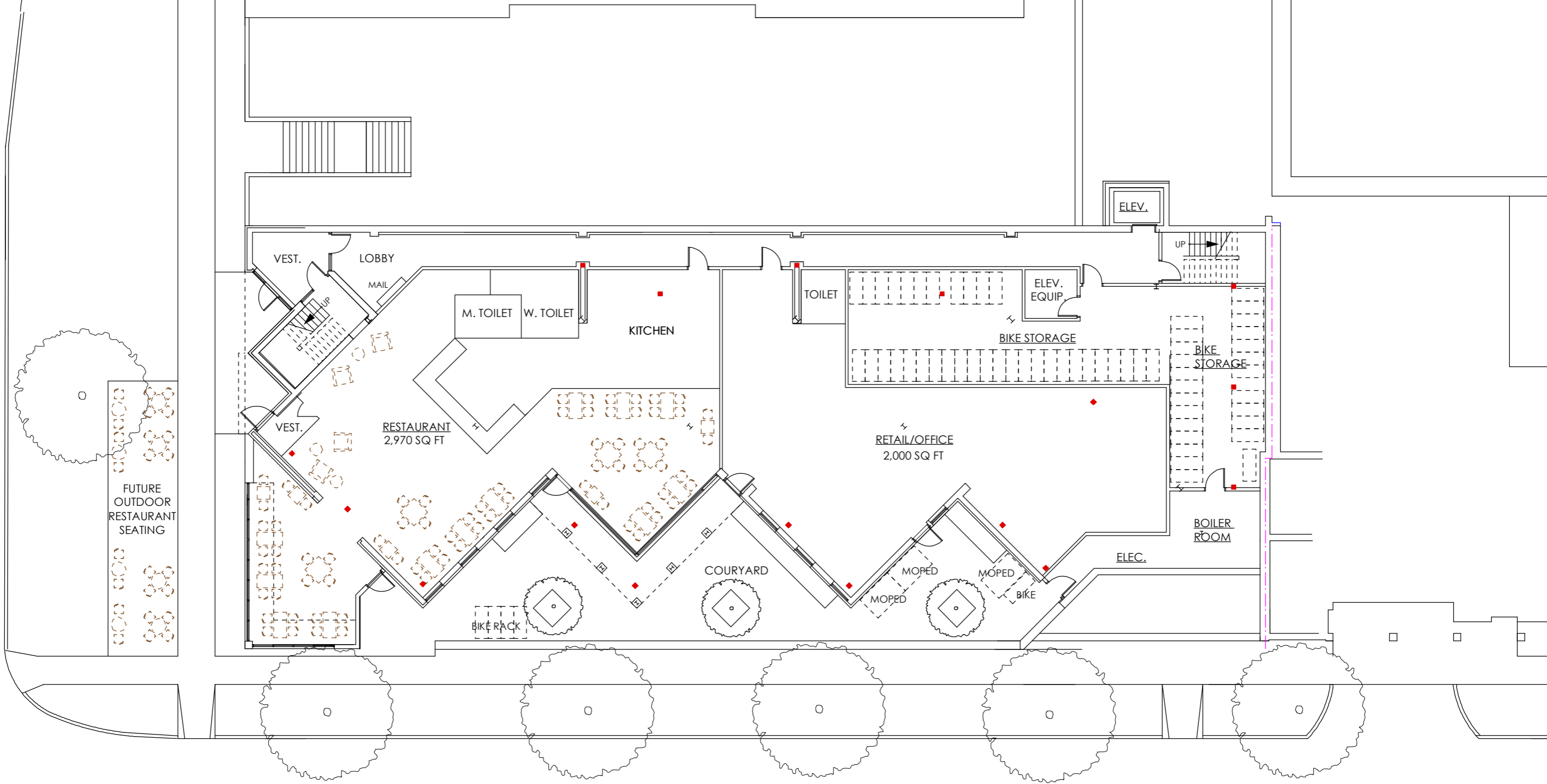


2ND FLOOR PLAN



PROJECT		ARCHITECT		DATE	
BUILDING REMODEL & ADDITION		DAVID FERCH, ARCHITECTS		5/28/08	
31 South Henry Street, Madison, WI		2704 Gregory Street, Madison, WI 53711 608.238.6900 FAX 608.233.9171		00811 3/18/08	
				Project No. 00811	
				Date 3/18/08	
				SHEET NO. 4	
				4/1/08	
				4/16/08	
				4/30/08	

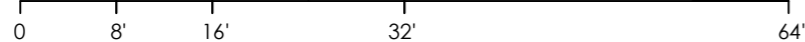
WEST WASHINGTON AVENUE



SOUTH HENRY STREET



1ST FLOOR PLAN



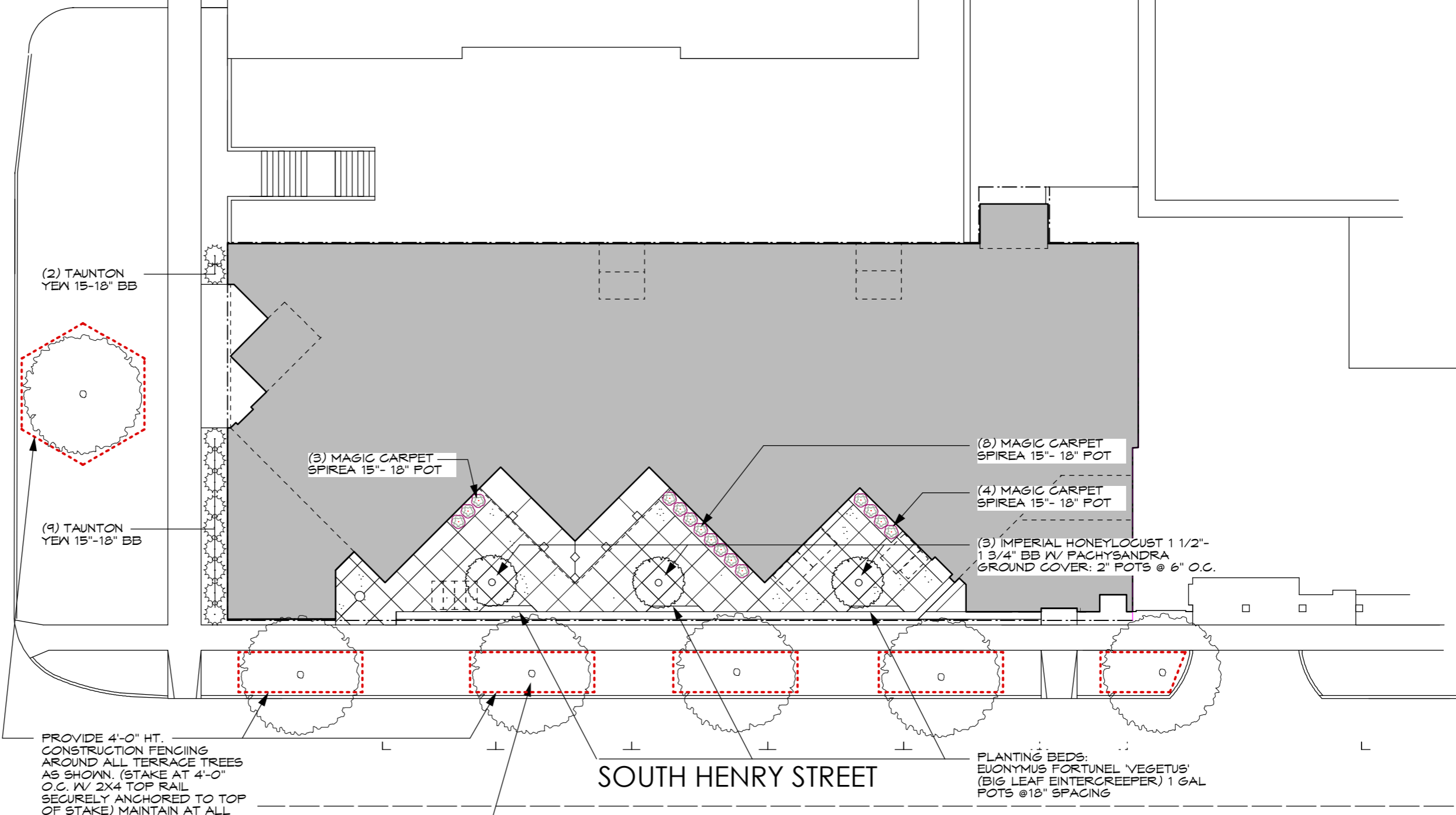
PROJECT  
**BUILDING REMODEL & ADDITION**  
 31 South Henry Street, Madison, WI

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

5/28/08		
No.	Date	Revision
4/1/08		
4/16/08		
4/30/08		

DATE	00811	3/18/08
Project No.		
DATE		
SHEET NO.		3

WEST WASHINGTON AVENUE



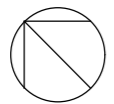
PROVIDE 4'-0" HT. CONSTRUCTION FENCING AROUND ALL TERRACE TREES AS SHOWN. (STAKE AT 4'-0" O.C. W/ 2X4 TOP RAIL SECURELY ANCHORED TO TOP OF STAKE) MAINTAIN AT ALL TIMES DURING CONSTRUCTION

ALL EXISTING TERRACE TREES TO REMAIN (TYPICAL)

SOUTH HENRY STREET

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

LANDSCAPE PLAN

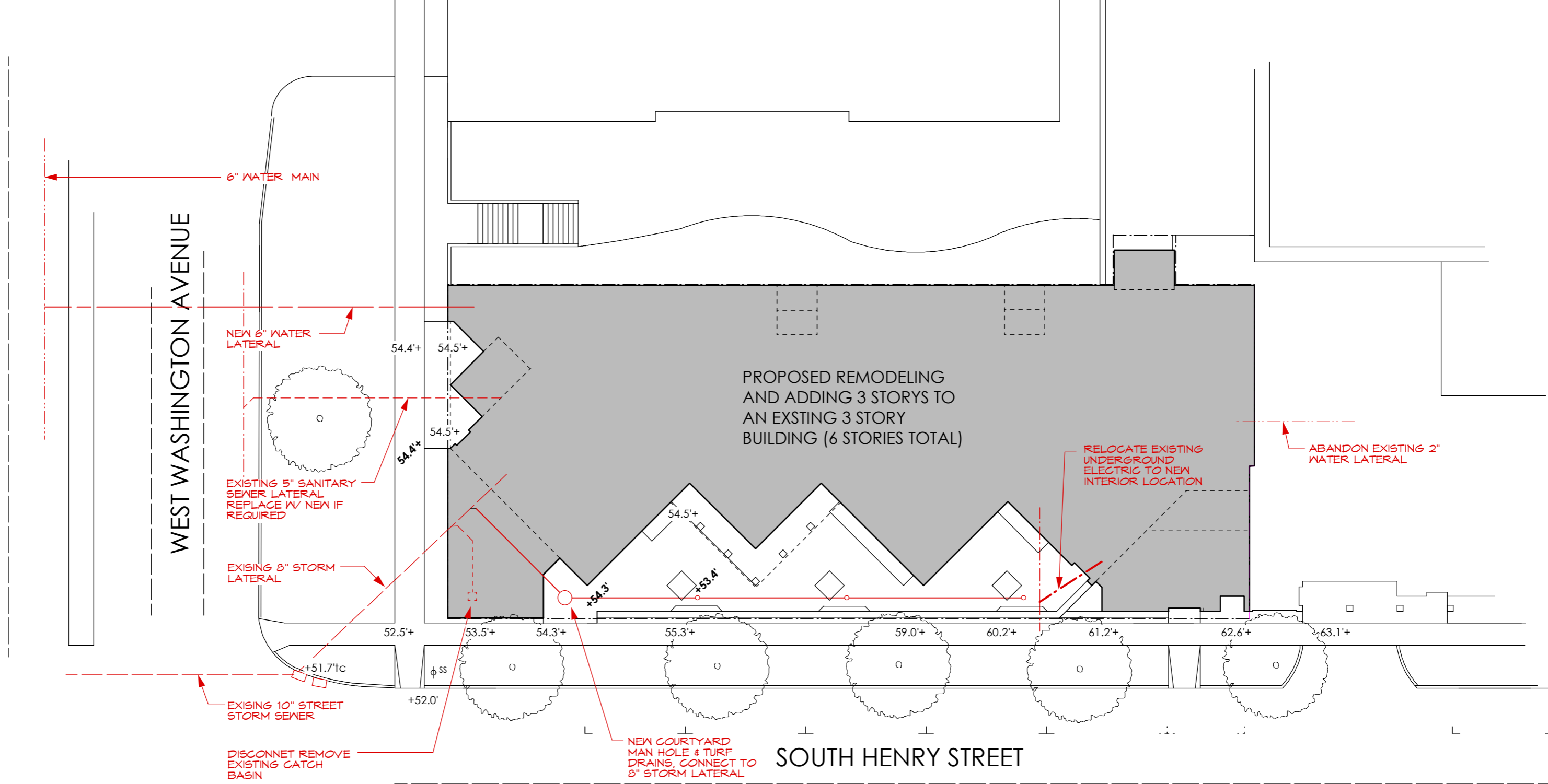


0 10' 20' 40'

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

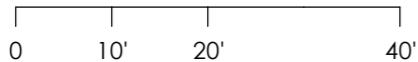
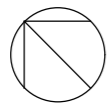
ARCHITECT: DAVID FERCH, ARCHITECTS  
2704 Gregory Street, Madison, WI 53711  
608.238.6900 FAX 608.233.9171

DATE: 5/28/08		DATE: 3/18/08
No.	Date	Revision
00811	4/8/08	
PROJECT NO.:		DATE:
SHEET NO.:		2.2



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

# GRADING & UTILITY PLAN



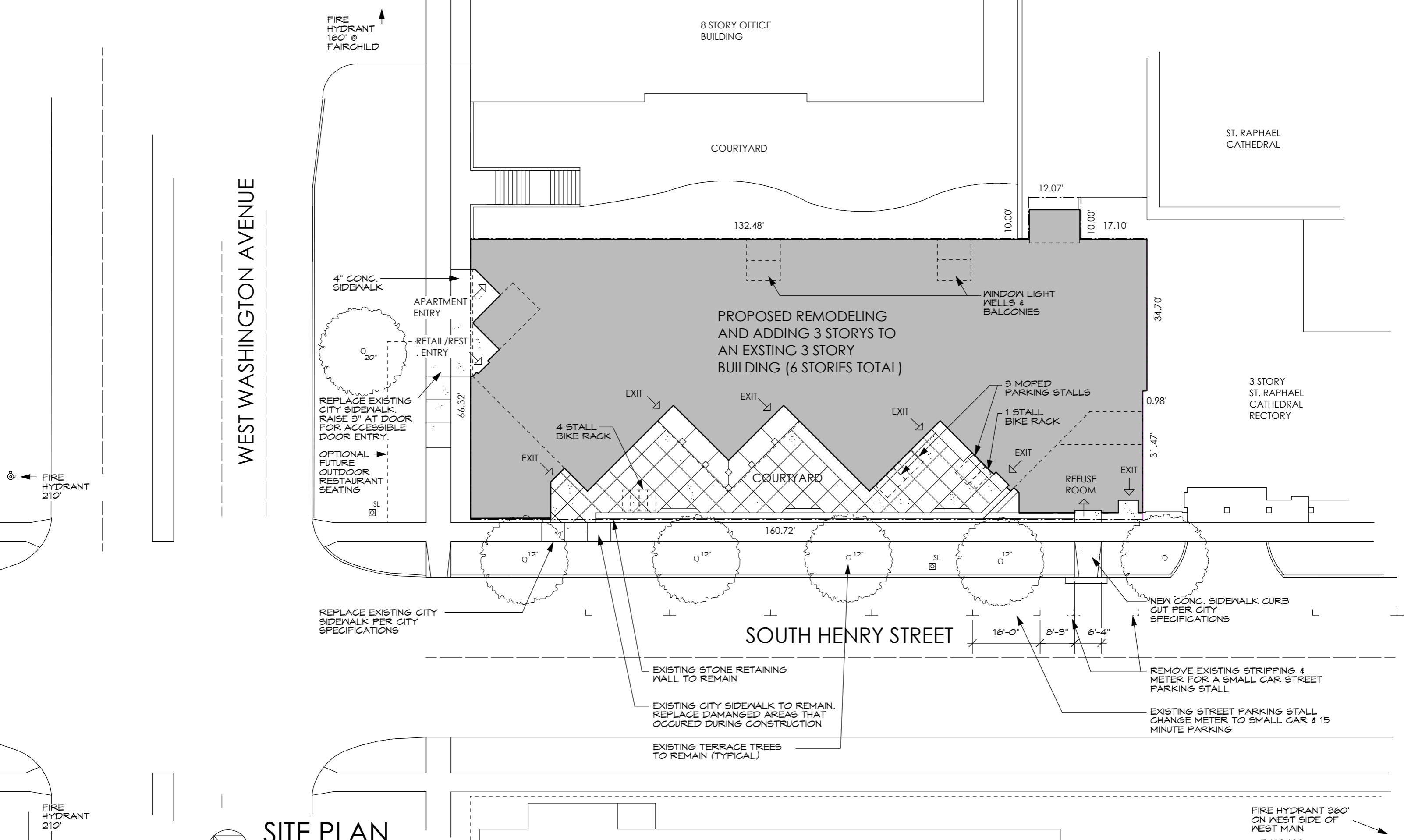
PROJECT: BUILDING REMODEL & ADDITION  
 31 South Henry Street, Madison, WI

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

5/28/08

No.	Date	Revision
4/16/08		
4/30/08		

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



WEST WASHINGTON AVENUE

8 STORY OFFICE BUILDING

ST. RAPHAEL CATHEDRAL

COURTYARD

PROPOSED REMODELING AND ADDING 3 STORIES TO AN EXSTING 3 STORY BUILDING (6 STORIES TOTAL)

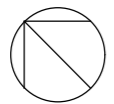
COURTYARD

SOUTH HENRY STREET

3 STORY ST. RAPHAEL CATHEDRAL RECTORY

11 STORY CONDOMINIUM BUILDING

SITE PLAN



FIRE HYDRANT 160' @ FAIRCHILD

FIRE HYDRANT 210'

FIRE HYDRANT 210'

FIRE HYDRANT 360' ON WEST SIDE OF WEST MAIN

4" CONC. SIDEWALK

APARTMENT ENTRY

RETAIL/REST. ENTRY

REPLACE EXISTING CITY SIDEWALK. RAISE 3" AT DOOR FOR ACCESSIBLE DOOR ENTRY.

OPTIONAL FUTURE OUTDOOR RESTAURANT SEATING

REPLACE EXISTING CITY SIDEWALK PER CITY SPECIFICATIONS

4 STALL BIKE RACK

EXIT

EXIT

EXIT

3 MOPED PARKING STALLS

1 STALL BIKE RACK

EXIT

REFUSE ROOM

EXIT

WINDOW LIGHT WELLS & BALCONIES

EXISTING STONE RETAINING WALL TO REMAIN

EXISTING CITY SIDEWALK TO REMAIN. REPLACE DAMANGED AREAS THAT OCCURED DURING CONSTRUCTION

EXISTING TERRACE TREES TO REMAIN (TYPICAL)

NEW CONC. SIDEWALK CURB CUT PER CITY SPECIFICATIONS

REMOVE EXISTING STRIPPING & METER FOR A SMALL CAR STREET PARKING STALL

EXISTING STREET PARKING STALL CHANGE METER TO SMALL CAR & 15 MINUTE PARKING

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

DATE 5/28/08

REVISION 4/1/08

REVISION 4/30/08

DATE 3/18/08

PROJECT NO.

SHEET NO.

2.0





**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

**MOPED PARKING:**

EXTERIOR STALLS: 3

**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: 7,775 sq. ft.  
 TOTAL: 48,308 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  
 FINAL APPROVAL**

**SHEET INDEX**

- 1 COVER SHEET / LOCATION MAP
- 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 BUILDING MATERIALS & SIGNAGE
- 11 PERSPECTIVE SKETCH
- 12 SITE LIGHTING PLAN & DETAIL SHEETS
- 13 PHOTOS OF EXISTING BUILDING

**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 1<sup>st</sup> 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

---

