

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

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

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>4.30.08</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>5.7.08</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 STREET

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@it's.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	04-16-08
Comments	David Ferch		
Prepared by	das		

## 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

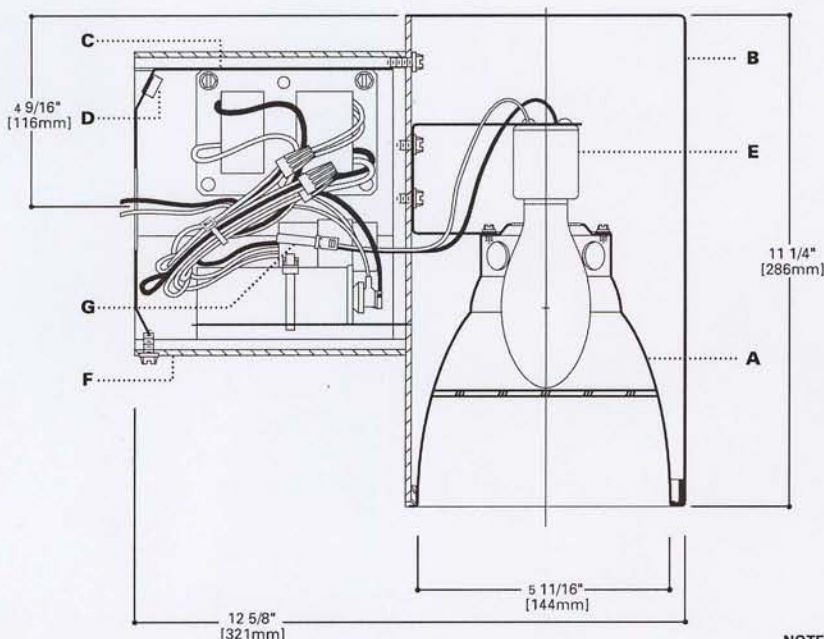
From ballast assembly, plugs into fixture. No tools required.

### 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

## 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.

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



## 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	04-16-08
Comments	David Ferch		
Prepared by	das		

## 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

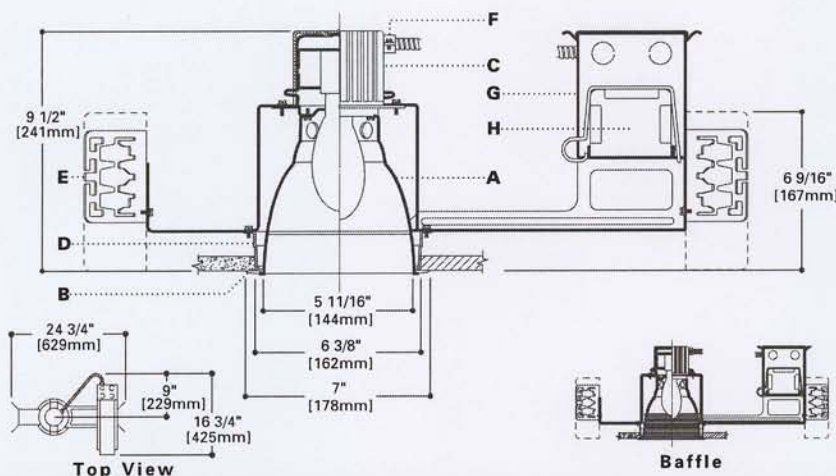
U.L. Listed, CSA Certified, standard damp label, IBEW union made.



**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

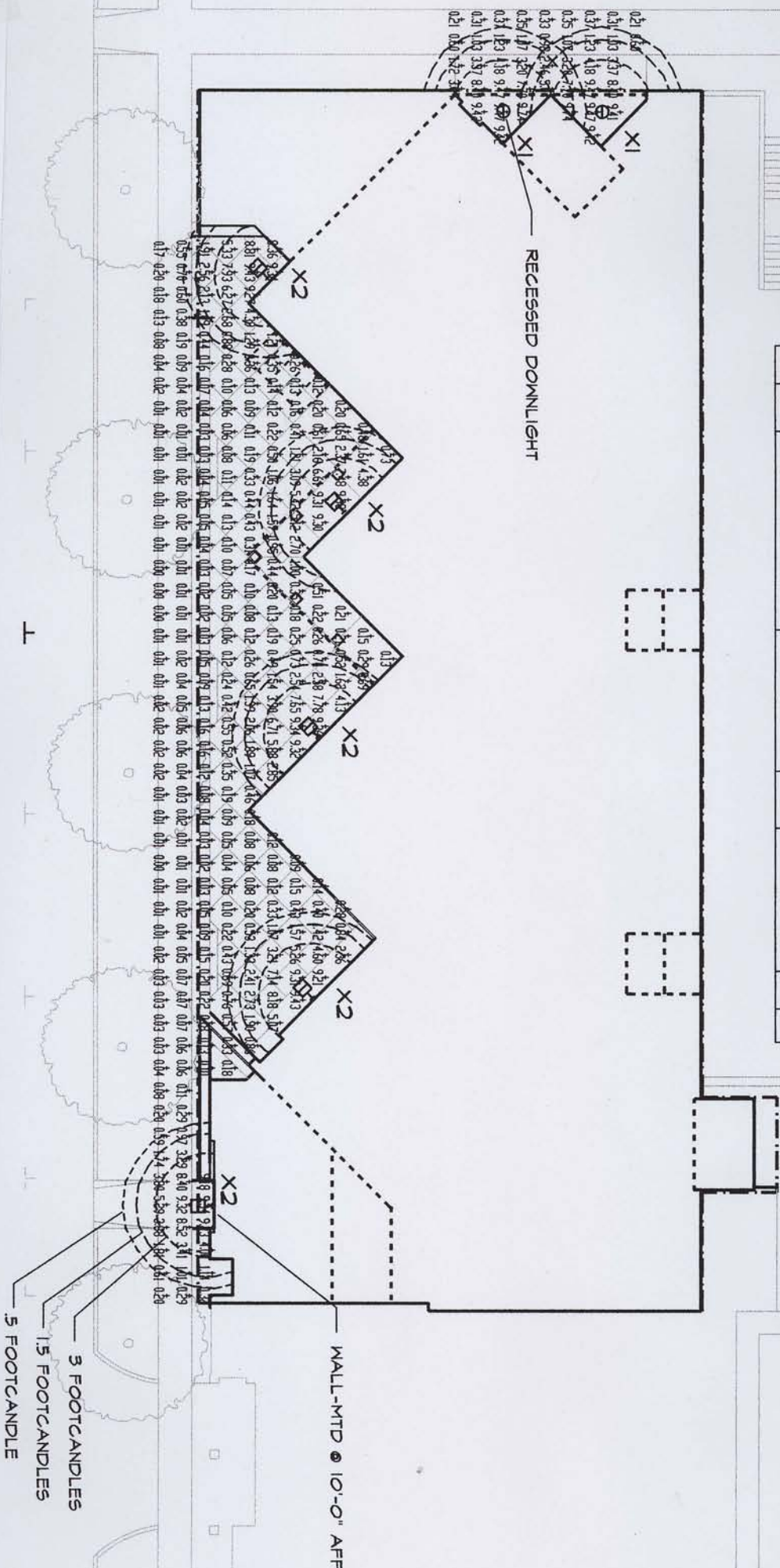
Sample Number: Complete unit consists of housing, ballast and trim.

Housing	Ballasts	Trims	Finish	Option	Accessories
<b>M7600:</b> Metal Halide and HPS Housing	<b>730:</b> 70W MH 120/277V Magnetic <b>738:</b> 70W MH 120/347V Magnetic <b>740:</b> 100W MH 120/277V Magnetic <b>748:</b> 100W MH 120/347V Magnetic	<b>Trims</b> <b>44601:</b> Self Flanged <b>44600:</b> Molded Trim Ring, White	<b>LF:</b> Low Iridescent Clear <b>H:</b> Haze <b>WMH:</b> Warm Haze <b>G:</b> Gold <b>WH:</b> Wheat <b>W:</b> Gloss White <b>GP:</b> Graphite <b>GPH:</b> Graphite Haze <b>K:</b> Cognac <b>KH:</b> Cognac Haze <b>BA:</b> Black Coilex Baffle	<b>WF:</b> White Painted Flanged (Self Flanged only)	<b>HB26:</b> C Channel Bar Hangers, 26" Long, Pair <b>HB50:</b> C Channel Bar Hangers, 50" Long, Pair <b>TRM6:</b> Metal Trim Ring, Specify Finish <b>TRR6:</b> Rimless Trim Ring, White <b>FK:</b> Field Installed Fuse Kit, Specify Amperage <b>HSA6:</b> Slope Adapter for 6" Aperture Housings, Specify Slope

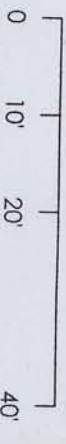


CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID / TYPE	# PIS	SPAC	GROUP	AMP	WAT	MIN	MAX/AVG/MIN
Area 1	275.50x184.28 ft	New Grid / H-H	354	300	(7)	17.3	97.4	0.00	N/A

31 South Henry RD LUMINAIRE SCHEDULE									
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	ULP	OTY		
X1	⊖	RECESSED DOWNLIGHT	(1)	5300	RECESSED DOWNLIGHT	0.72	2		
X2	⊖	RECESSED DOWNLIGHT	(1)	5300	6" WALL-MTD CYLINDER	0.72	5		



# SITE LIGHTING



31 SOUTH HENRY STREET

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

ARCHITECT  
DAVID FERCH  
ARCHITECTS  
3171 W. MOUNTAIN AVENUE  
MADISON, WI 53711  
608.238.0000 FAX 608.233.1171

DATE  
3/18/08

PROJECT NO.  
4/16/08

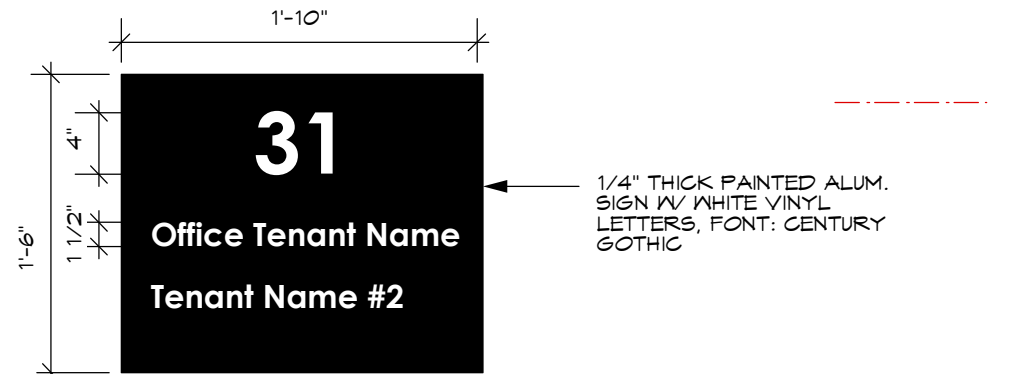




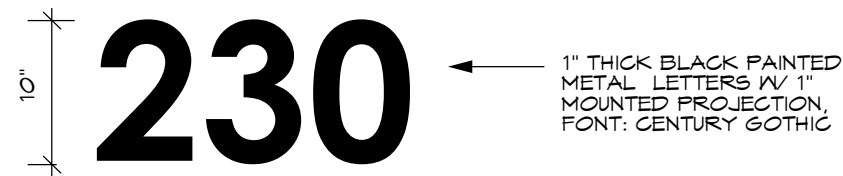




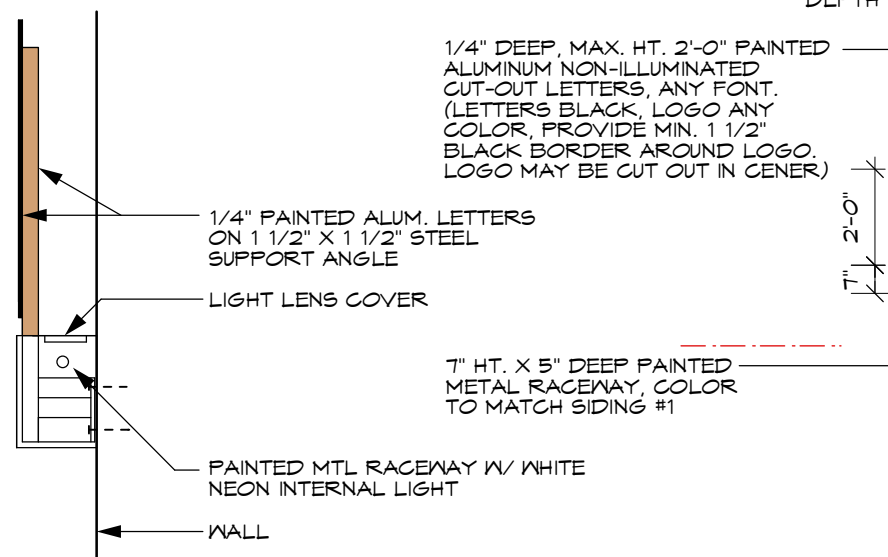




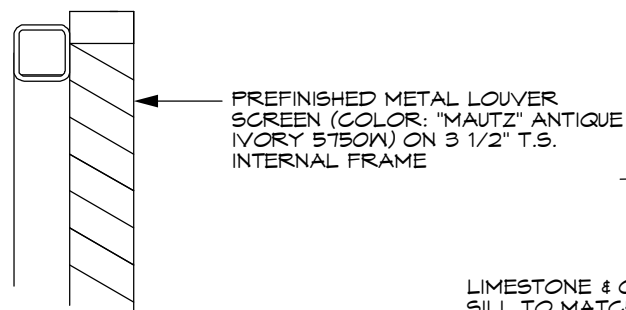
**A** COURTYARD TENANT SIGN  
SCALE: 1" = 1'-0"



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



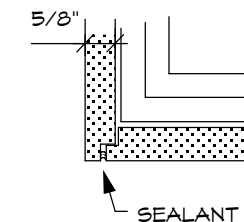
**C** RETAIL SIGN SECTION  
SCALE: 1" = 1'-0"



**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  
(BLACK) W/ CLEAR  
TEMPERED GLASS

PAINTED METAL RAILING  
DECK (BLACK)

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

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

COURTYARD TENANT SIGN ON  
EXISTING FENCE

COLOR CMU AT EAST WALL:  
"AUTUMN WHEAT"

INSULATED LOW-E GLASS IN  
DARK BRONZE ALUM FRAME

## BUILDING MATERIALS & SIGNAGE

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

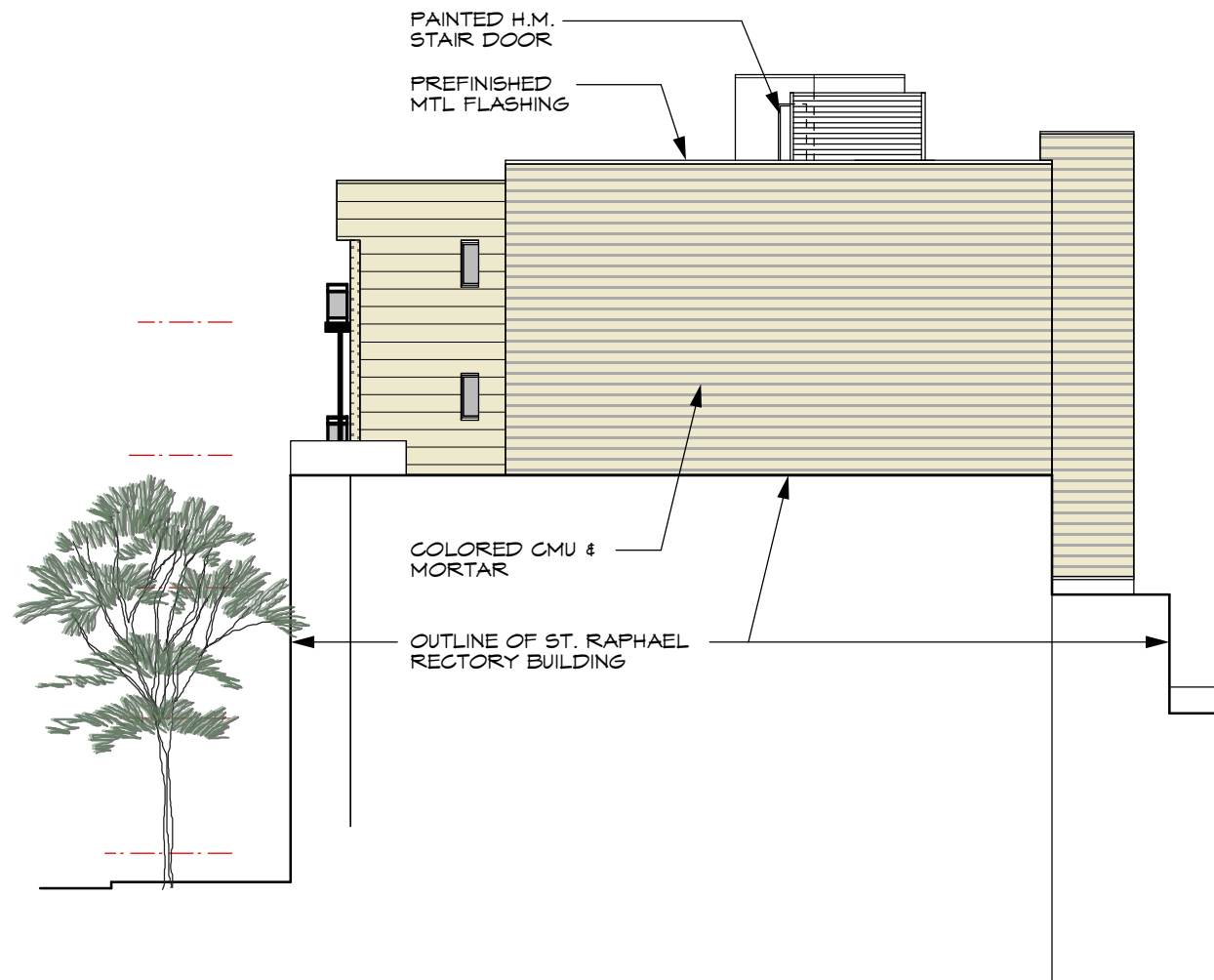
ARCHITECT DAVID FERCH,  
ARCHITECTS  
2704 Gregory Street,  
Madison, WI 53711  
608.238.6900 FAX 608.233.9171

No.	Date	Revision
1	4/30/08	

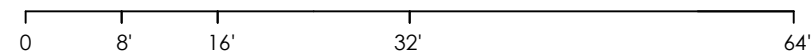
DATE	00811	3/23/08
Project No.		
SHEET NO.		10





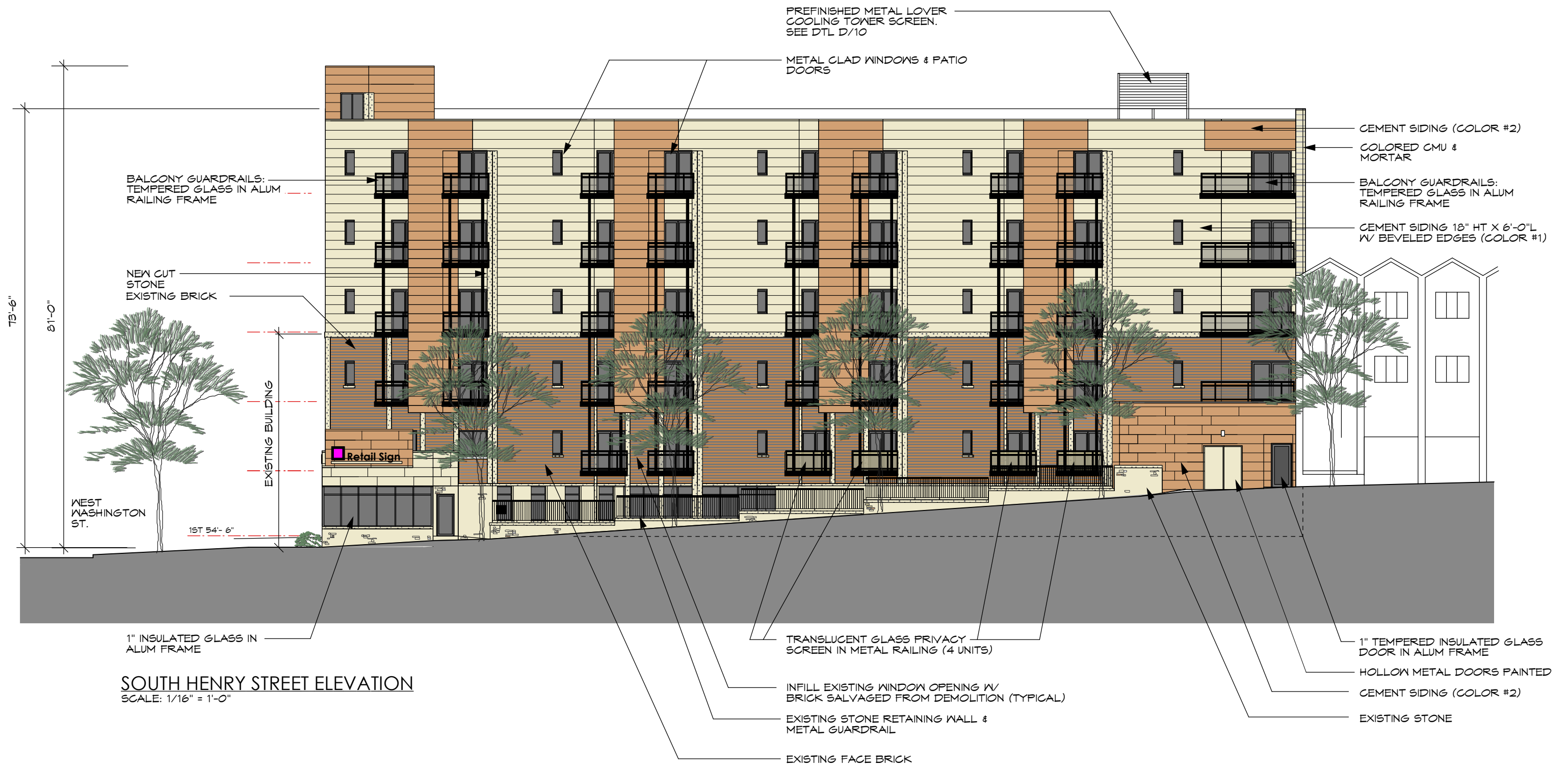


**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

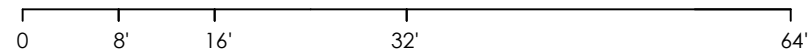


**WEST WASHINGTON ELEVATION**





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





WEST WASHINGTON AVENUE

(2) TAUNTON  
YEW 15'-18" BB

(9) TAUNTON  
YEW 15'-18" BB

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

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

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

(3) IMPERIAL HONEYLOCUST 1 1/2"-  
1 3/4" BB W/ PACHYSANDRA  
GROUND COVER: 2" POTS @ 6" O.C.

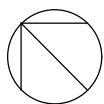
PROVIDE 4'-0" HT.  
CONSTRUCTION FENCING  
AROUND ALL TERRACE TREES  
AS SHOWN. (STAKE AT 4'-0"  
O.C.) MAINTAIN AT ALL TIMES  
DURING CONSTRUCTION

SOUTH HENRY STREET

PLANTING BEDS:  
EUONYMUS FORTUNEL 'VEGETUS'  
(BIG LEAF INTERCREEPER) 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

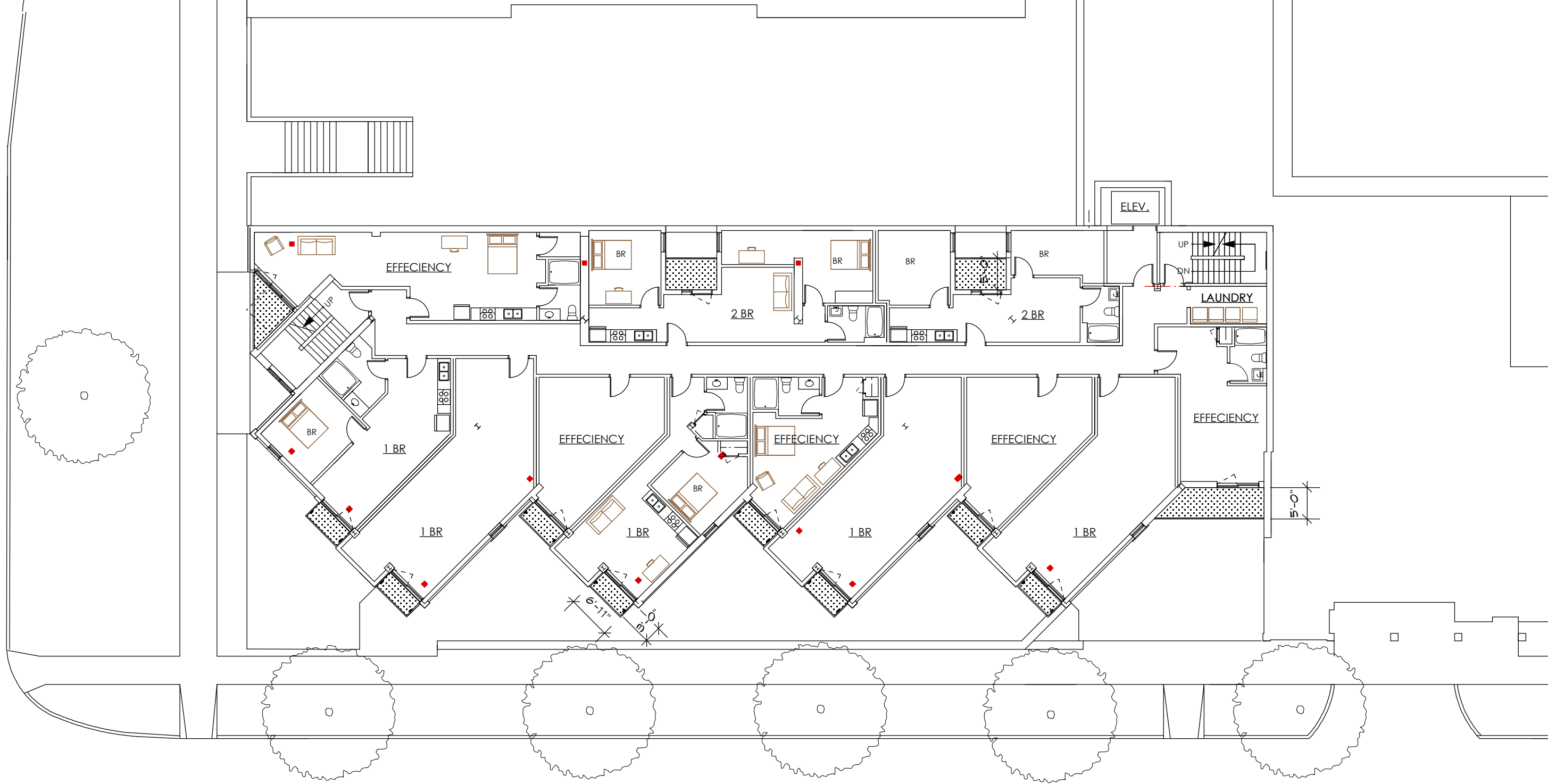
ARCHITECT DAVID FERCH,  
ARCHITECTS  
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No.	Date	Revision
1	4/8/08	
2	4/30/08	

DATE	00811	3/18/08
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SHEET NO.		2.2



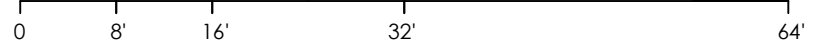
WEST WASHINGTON AVENUE



SOUTH HENRY STREET

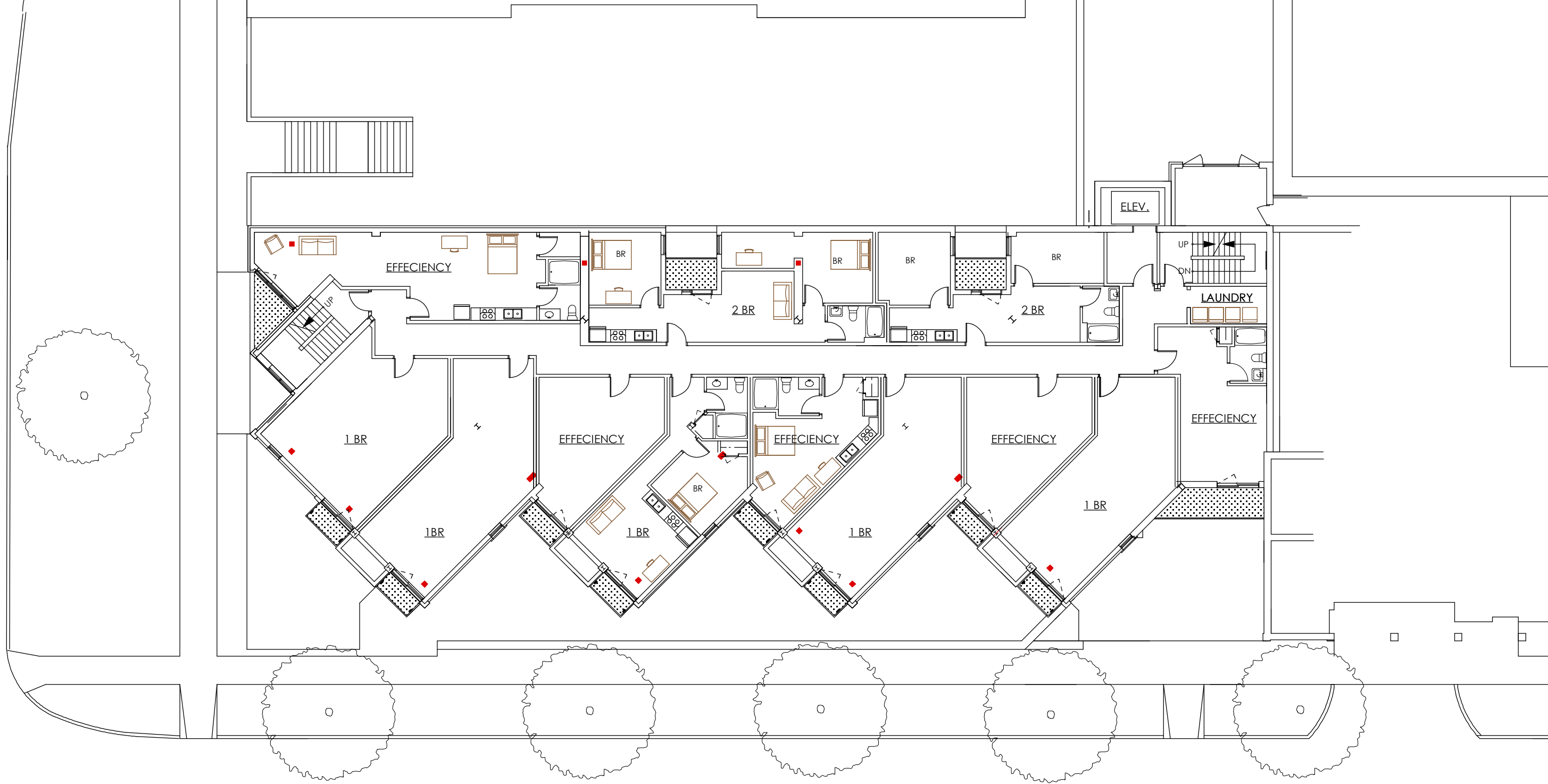


4TH-6TH FLOOR PLAN





WEST WASHINGTON AVENUE



SOUTH HENRY STREET



3RD FLOOR PLAN

0 8' 16' 32' 64'

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31 South Henry Street, Madison, WI

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

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3	4/30/08	

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SHEET NO.		
		5

WEST WASHINGTON AVENUE

COURTYARD

ELEV.

EFFECIENCY

BR

2 BR

BR

BR

BR

UP

DN

1 BR

EFFECIENCY

EFFECIENCY

EFFECIENCY

REFUSE/  
RECYCLE

1 BR

BR

1 BR

1 BR

EFFECIENCY

DN

DN

REFUSE/ RECYCLE

SOUTH HENRY STREET



2ND FLOOR PLAN

0 8' 16' 32' 64'

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

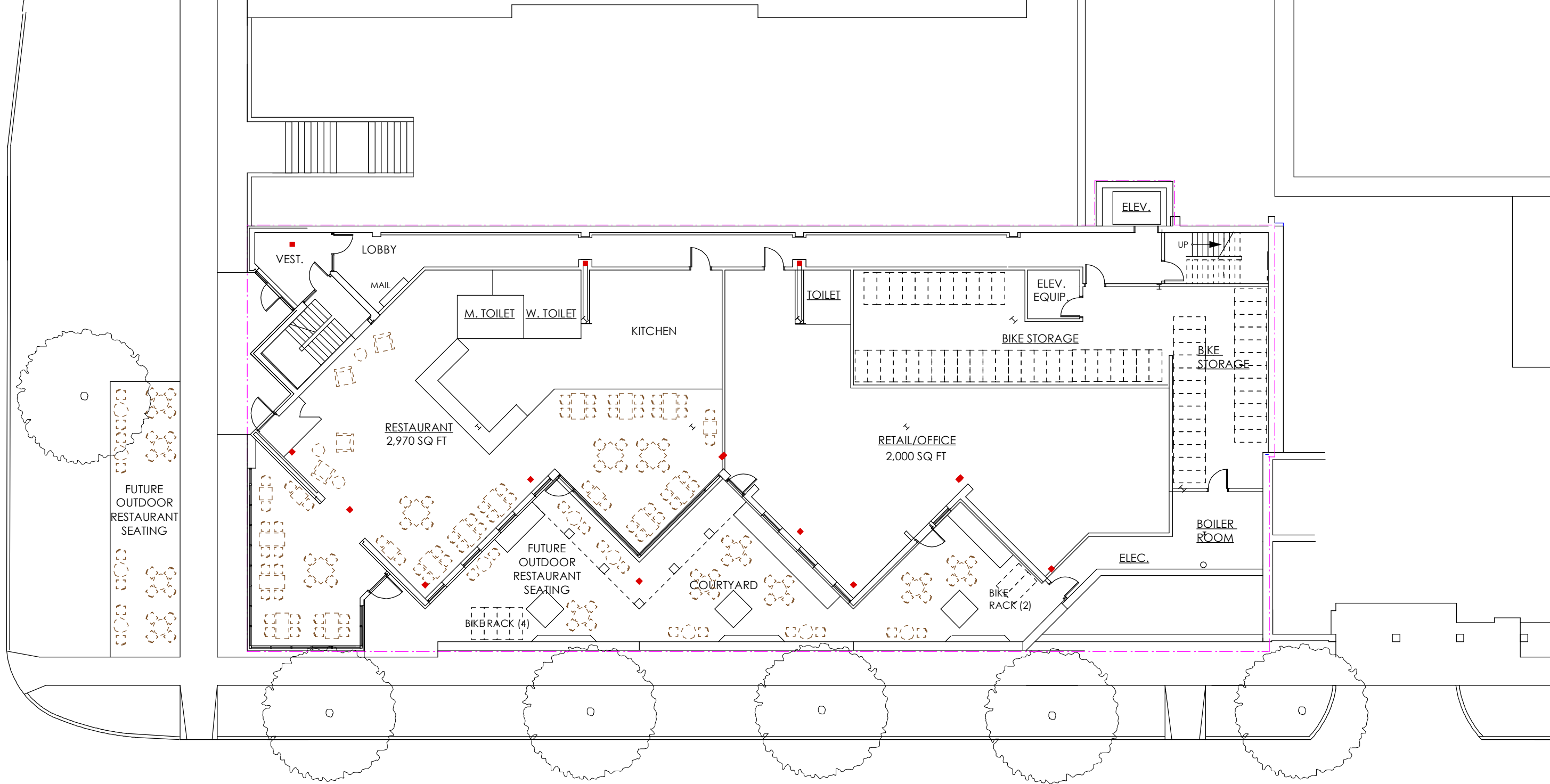
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608.238.6900 FAX 608.233.9171

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4/1/08		
4/16/08		
4/30/08		

DATE	00811	3/18/08
Project No.		
SHEET NO.		
		4



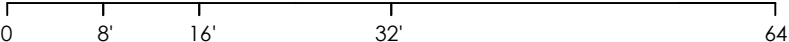
WEST WASHINGTON AVENUE



SOUTH HENRY STREET



1ST FLOOR PLAN



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

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ARCHITECTS  
2704 Gregory Street,  
Madison, WI 53711  
608.238.6900 FAX 608.233.9171

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4/1/08		
4/16/08		
4/30/08		

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SHEET NO.		3

WEST WASHINGTON AVENUE

6" WATER MAIN

NEW 6" WATER LATERAL

EXISTING 5" SANITARY SEWER LATERAL  
REPLACE W/ NEW IF REQUIRED

EXISTING 8" STORM LATERAL

EXISTING 10" STREET STORM SEWER

DISCONNECT REMOVE EXISTING CATCH BASIN

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

RELOCATE EXISTING UNDERGROUND ELECTRIC TO NEW INTERIOR LOCATION

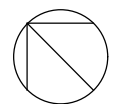
ABANDON EXISTING 2" WATER LATERAL

NEW COURTYARD MAN HOLE & TURF DRAINS, CONNECT TO 8" STORM LATERAL

SOUTH HENRY STREET

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

# GRADING & UTILITY PLAN



0 10' 20' 40'

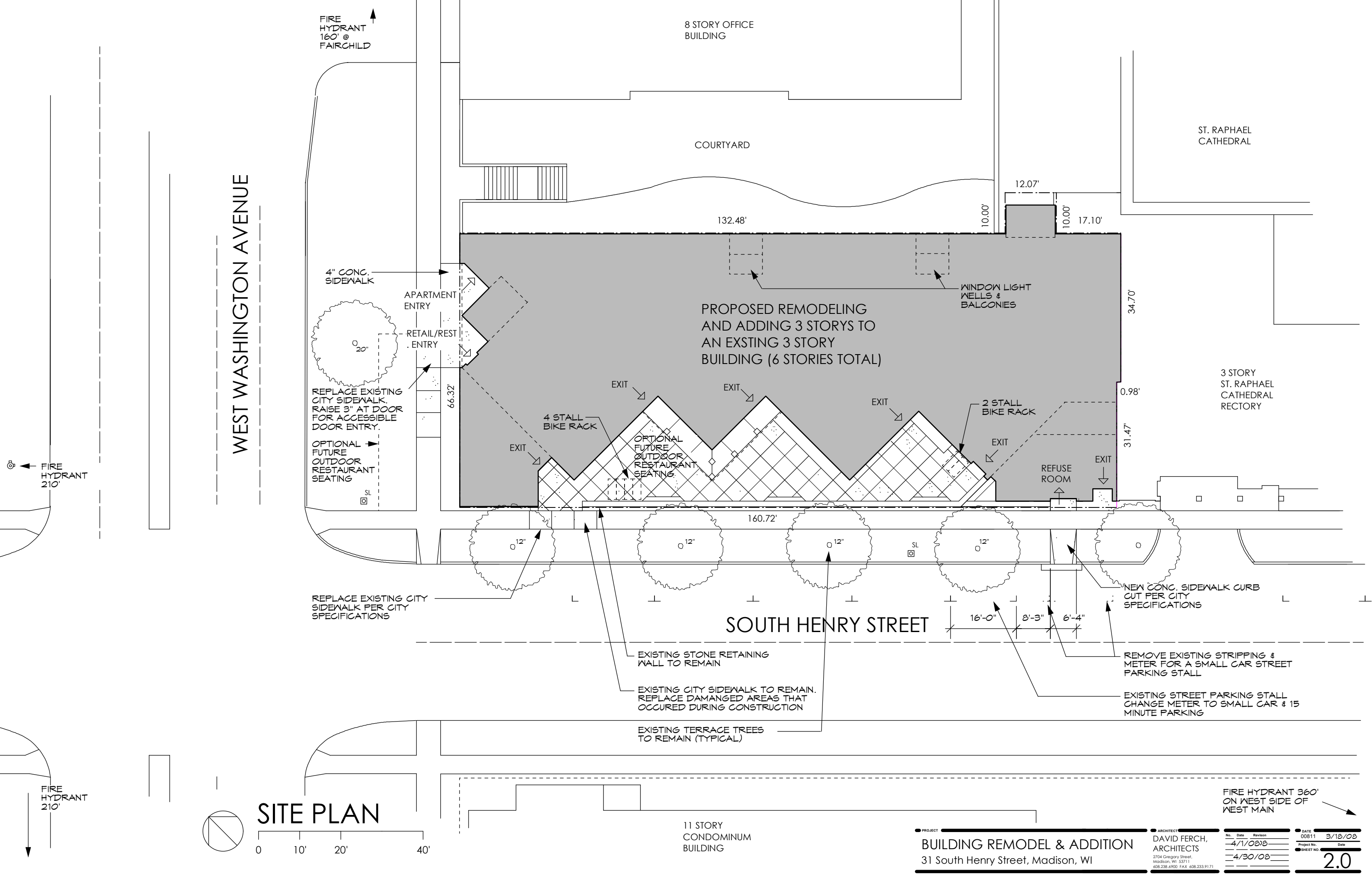
PROJECT BUILDING REMODEL & ADDITION  
31 South Henry Street, Madison, WI

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

No.	Date	Revision
1	4/16/08	
2	4/30/08	

DATE	3/18/08
Project No.	
SHEET NO.	2.1





WEST WASHINGTON AVENUE

COURTYARD

ST. RAPHAEL  
CATHEDRAL

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

WINDOW LIGHT  
WELLS &  
BALCONIES

APARTMENT  
ENTRY

RETAIL/REST  
. ENTRY

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

OPTIONAL  
FUTURE  
OUTDOOR  
RESTAURANT  
SEATING

4 STALL  
BIKE RACK

OPTIONAL  
FUTURE  
OUTDOOR  
RESTAURANT  
SEATING

2 STALL  
BIKE RACK

REFUSE  
ROOM

3 STORY  
ST. RAPHAEL  
CATHEDRAL  
RECTORY

SOUTH HENRY STREET

REPLACE EXISTING CITY  
SIDEWALK PER CITY  
SPECIFICATIONS

NEW CONC. SIDEWALK CURB  
CUT PER CITY  
SPECIFICATIONS

EXISTING STONE RETAINING  
WALL TO REMAIN

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

EXISTING TERRACE TREES  
TO REMAIN (TYPICAL)

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

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

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  
4/1/08/8  
4/30/08

DATE  
00811 3/18/08  
Project No. Date  
SHEET NO. 2.0

FIRE HYDRANT 360'  
ON WEST SIDE OF  
WEST MAIN



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 SPRINKER 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 Dweling 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 SIGNAGE SKETCH
- 13 SITE LIGHTING PLAN & DETAIL SHEETS
- 14 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

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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

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