



Location
640 North Henry Street

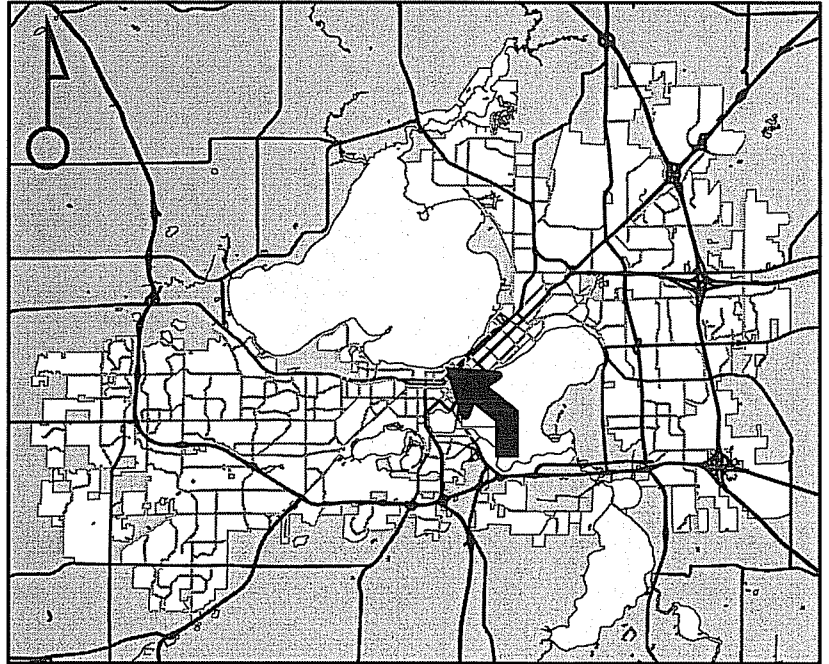
Project Name
Alpha Delta Phi Conversion

Applicant
Joe McCormick – JDM Properties/
Randy Bruce – Knothe & Bruce Architects

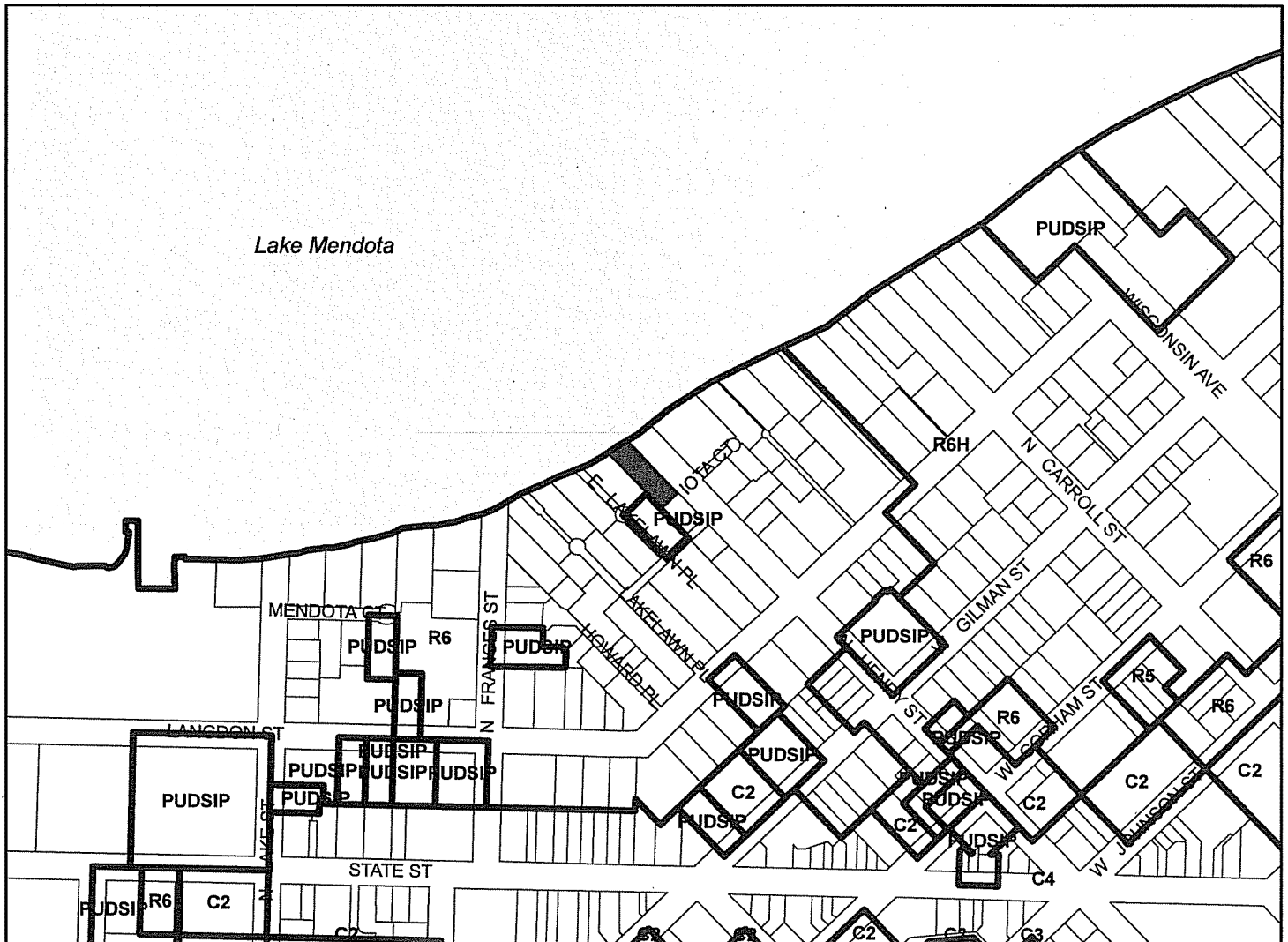
Existing Use
Fraternity House

Proposed Use
Conversion of a fraternity house into a
multi-family building containing 11
apartment units and a fraternity common
room

Public Hearing Date
Plan Commission
07 March 2011

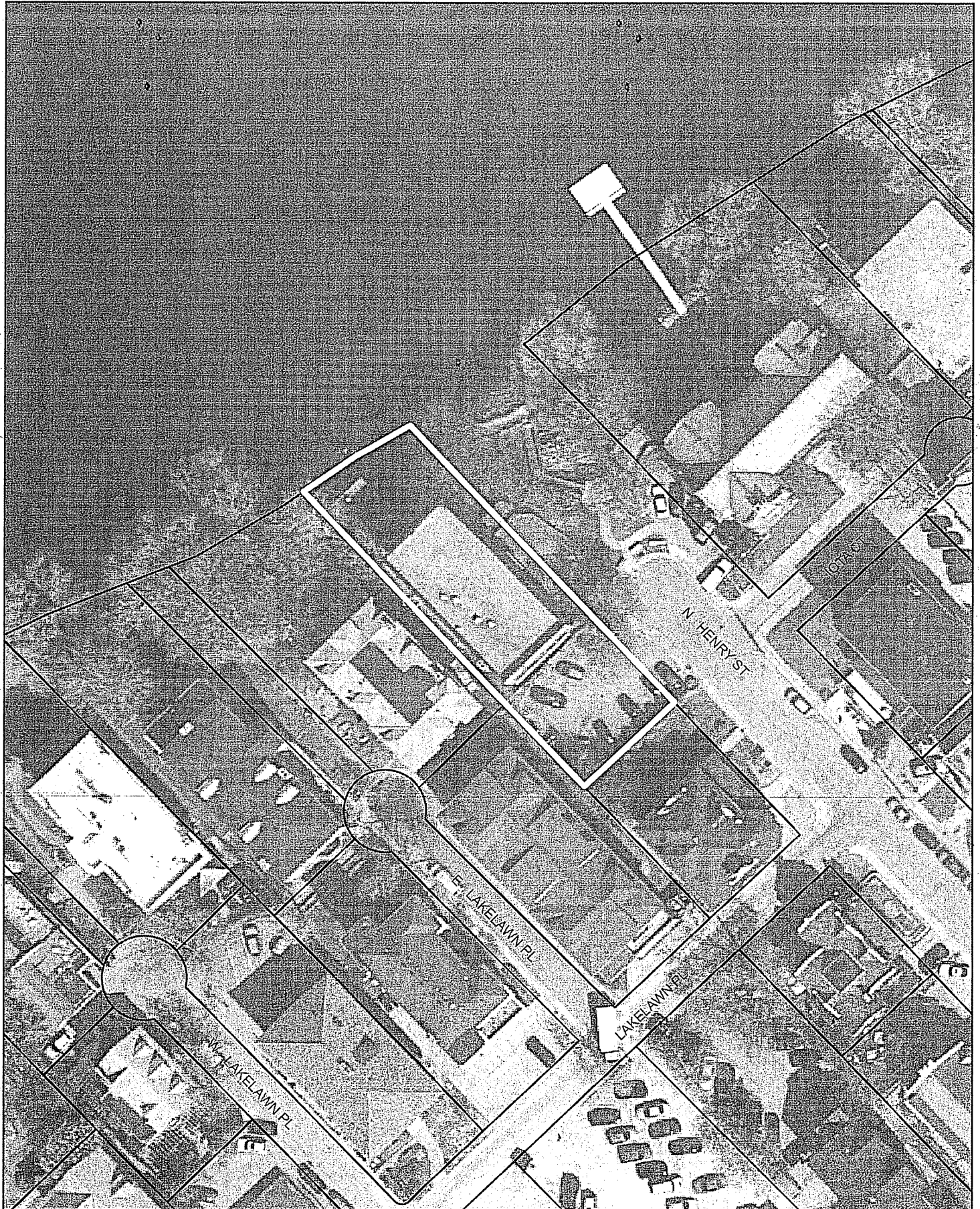


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 February 2011





LAND USE 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

- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$550 ⁰⁰ Receipt No. 117364
Date Received	1/19/11
Received By	JLK
Parcel No.	0709-144-1941-5
Aldermanic District	2 Bridget Maniaci
GQ	DDZ4/waterfront/Eng RE h/w
Zoning District	R6 DDZ4
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text NA
Alder Notification	Waiver
Nbrhd. Assn Not.	Waiver
Date Sign Issued	1/19/11

1. Project Address: 640 N. Henry Street Project Area in Acres: .22

Project Title (if any): Wis Soc. Alpha Delta Phi

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input checked="" type="checkbox"/> Other Requests (Specify): <u>alteration to Cond Use</u>

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Joe McCormick Company: JDM Properties
Street Address: 101 N. Mills Street City/State: Madison, WI Zip: 53715
Telephone: (608) 255-3933 Fax: (608) 255-0807 Email: jmccorm130@aol.com

Project Contact Person: Randy Bruce Company: Knothe + Bruce Architects, LLC
Street Address: 7601 University Ave, Ste 201 City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

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

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Remodel and convert

existing fraternity house (rooming house) with 22 rooms to apt/lodging house building

Development Schedule: Commencement Spring 2011 Completion Fall 2011

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$ 550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

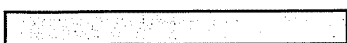
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of RESIDEN DISTRICT 2 Plan, which recommends: HIGH DENSITY RESIDENTIAL for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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: 12/12/10 Alder Bridget Maniaci - District #2 / State-Langdon Neigh. Assoc.
 - 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: Heather Stouder Date: 10/25/10 Zoning Staff: ZBA meeting attendees Date: 1/13/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Joe McCormick Date 1/19/11

Signature [Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 1/18/11



February 22, 2011

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr., Boulevard
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
640 N. Henry Street
Wisconsin Society of Alpha Delta Phi
Alteration to a Conditional Use

Dear Mr. Murphy:

The following is submitted together with the plans and application for consideration of approval of the proposed re-development of 640 N. Henry Street.

Owner: JDM Properties, LLC
101 N. Mills Street
Madison, WI 53715
608-255-3933
608-255-0807 fax
Contact: Joe McCormick
jmccorm130@aol.com

Landscape Architect: Yakshi Arts
P.O. Box 1782
Madison, WI 53701-1782
608-256-2857
608-256-2725 fax
Contact

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue
Suite 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Description of Project

The current building was constructed in the late 1950's for the Alpha Delta Phi fraternity. In the more recent past, the fraternity has been in significant decline and the property neglected. The current property owner-developer, Joe McCormick, has purchased the property for redevelopment.

The proposed renovation and addition will convert the existing 44 bed fraternity building into a professionally managed apartment building with 40 bedrooms and a separate fraternity commons in the lower level. The addition is relatively modest and consists of a 1 ½ story addition on top of the existing building.

Site Development Statistics

Lot Areas:

Lot Area	9,686 S.F. or .22 Acre
Lot Area/D.U.	880 S.F./D.U.
Density	49.5 Dwelling Units/Acre

Dwelling Unit Mix:

<u>Unit Type</u>	<u>Number</u>	<u>Beds</u>
One Bedroom	2	2
Three Bedroom	3	9
Four Bedroom	1	4
<u>Five Bedroom</u>	<u>.5</u>	<u>25</u>
Total	11	40

Vehicle Surface Parking Stalls 5 stalls

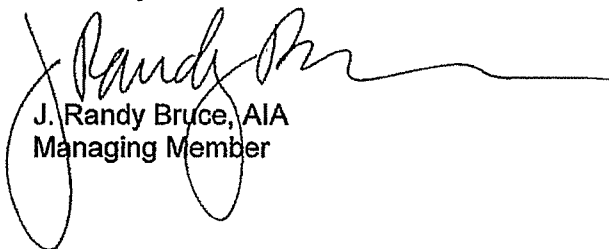
Bike Parking (2'x6'): Provided
Surface 20 Stalls
Total 20 Stalls [(11 D.U. x 1 stall)= 11 required]

Project Schedule:

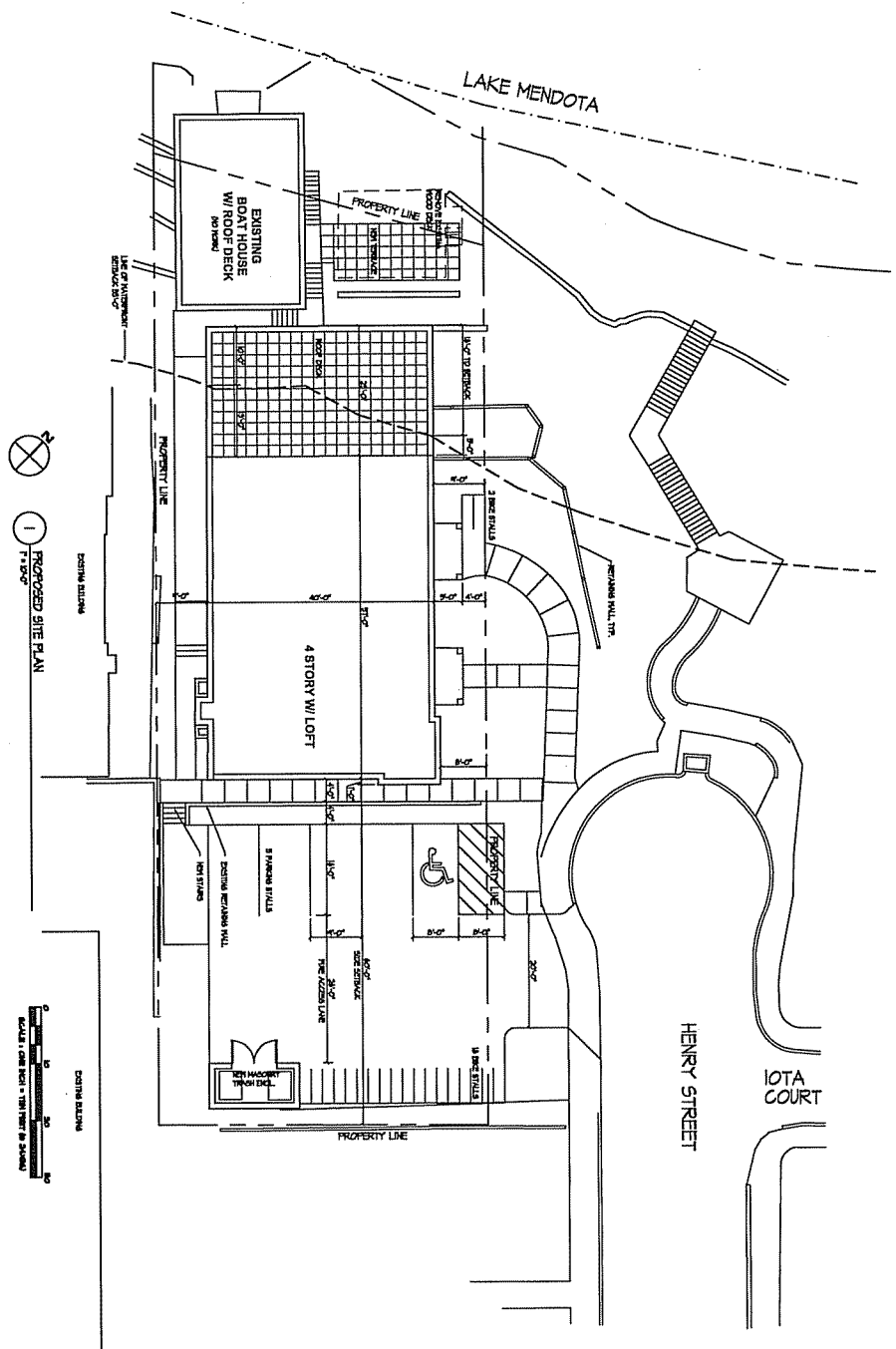
It is expected that construction would begin as soon as development approvals are obtained with completion projected for Fall 2011.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member



SHEET INDEX

C-10	PROPOSED SITE PLAN
C-11	EXISTING SITE PLAN
C-21	LANDSCAPE PLAN
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C-98	LANDSCAPE PLAN
C-99	LANDSCAPE PLAN
C-100	LANDSCAPE PLAN

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53522
 608-318-1380 Fax 608-318-9394

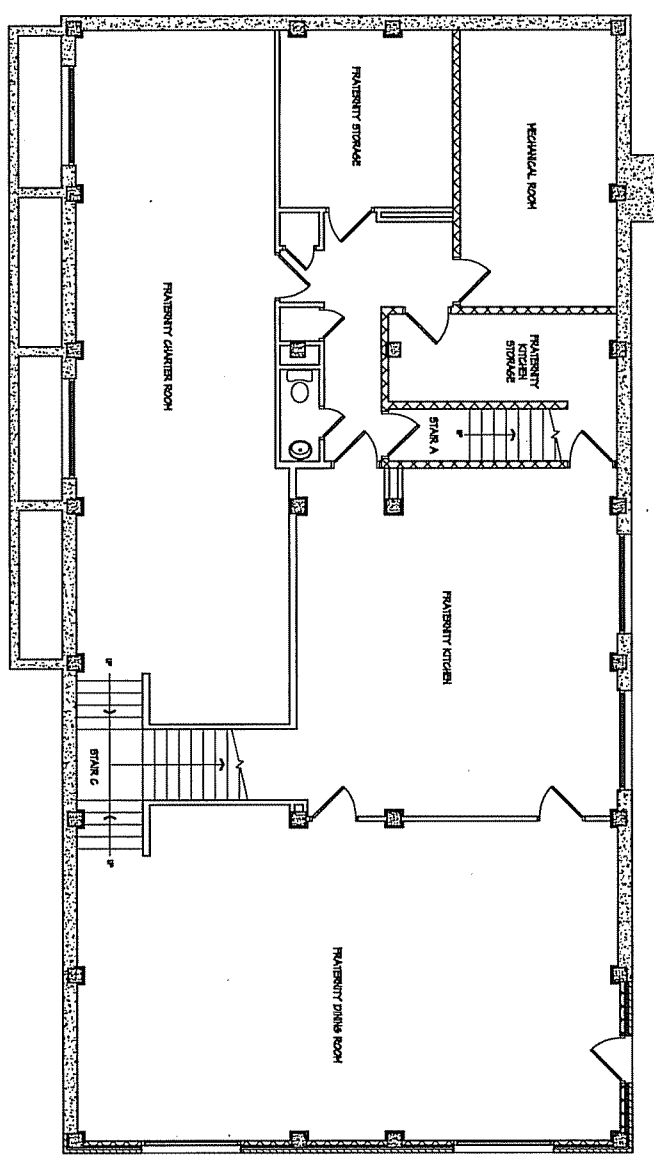
Project Title:
 640 N. Henry Street

Project Title:
 Proposed Site Plan

Project No.: 1024 **Drawn By:** C-10

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 200
 Middleton, Wisconsin 53562
 608-834-3100 Fax 608-834-6934

Project: _____
 Name: _____



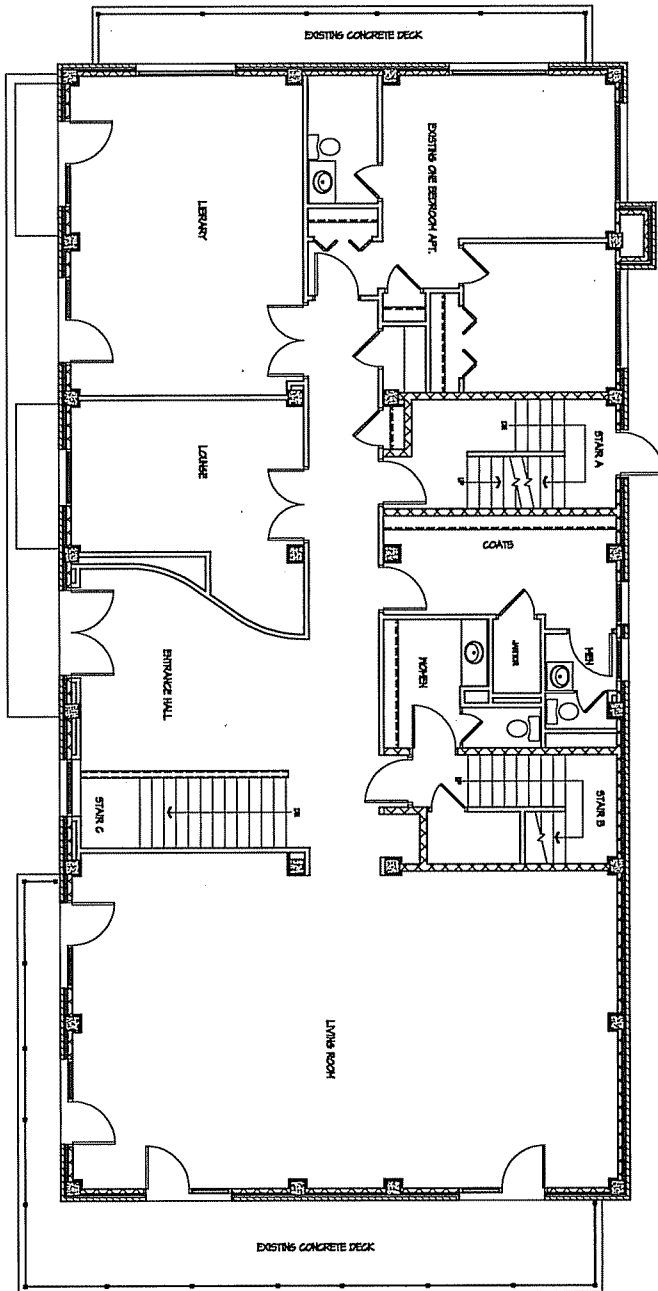
EXISTING GROUND FLOOR PLAN
 1/8" = 1'-0"

Total Floor Area = 3200 sq.ft.

Project: _____
 Name: _____
 December 11, 2009 - 2009 BOARD OF APPEALS

Project: _____
 Name: _____
 640 N. Henry Street

Project: _____
 Name: _____
Existing Ground Floor Plan
 Project No: _____
 Drawing No: _____
 1024 A-10



EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

Total Floor Area = 3,200 sq.ft.

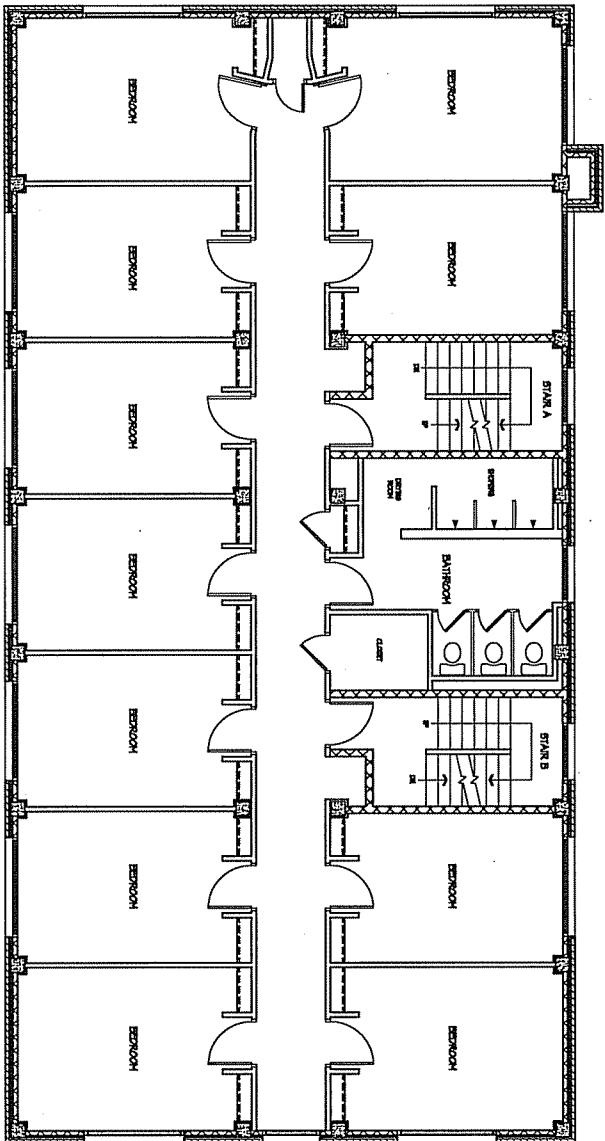
KNOTHE & BRUCE ARCHITECTS
7401 University Avenue, Suite 201
Hillsdale, Wisconsin 53132
608-834-1000 Fax 608-834-8934

Project No. 640 N. Henry Street

Project Title: Existing First Floor Plan
Project No.: 1024
Drawing No.: A-11

Revision: December 21, 2000 - 2000 BOARD OF APPEALS

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 200
 Middleton, Wisconsin 53542
 608-834-1000 Fax 608-834-8334



EXISTING SECOND FLOOR PLAN

Total Floor Area = 3200 sq.ft.

PROJECT NO:
640 N. Henry Street

REVISIONS:
 REVISION 1: 2007 - 2008 BOARD OF APPEALS

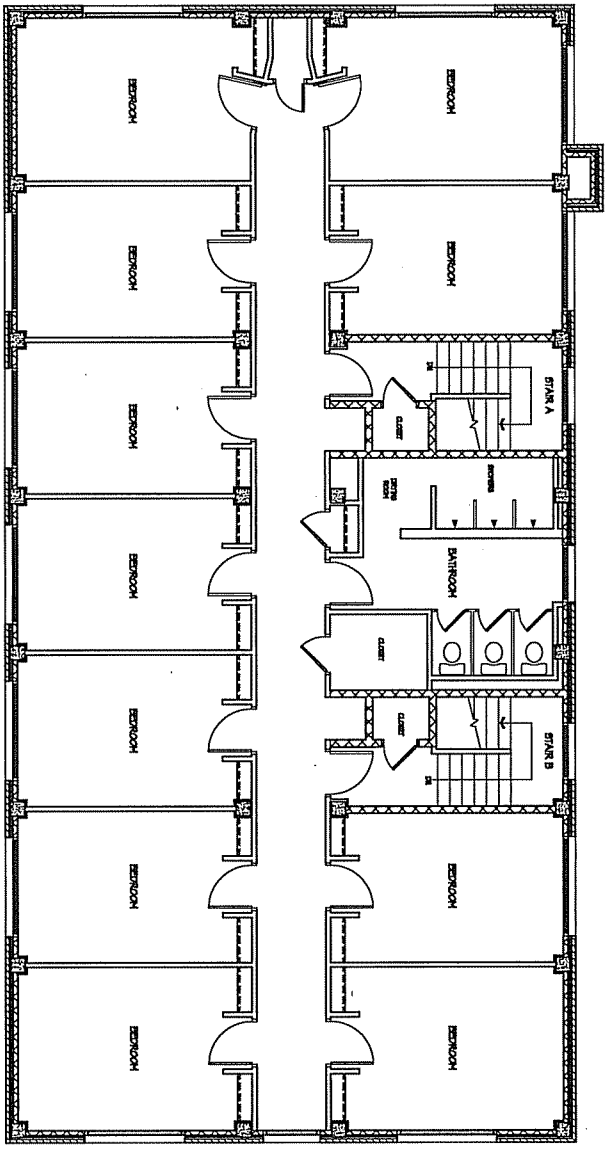
DATE: 1/15/07
 DRAWING NO:
Existing Second Floor Plan
 PROJECT NO:
1024
 DRAWING NO:
A-12

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 200
 Middleton, Wisconsin 53542
 608.874.3100 Fax 608.874.3134

Notes

Revision
 December 31, 2000 - JAMES BOARD OF APPEALS

Project No.
 640 N. Henry Street



EXISTING THIRD FLOOR PLAN
 1/8" = 1'-0"
 Total Floor Area = 3,200 sq.ft.

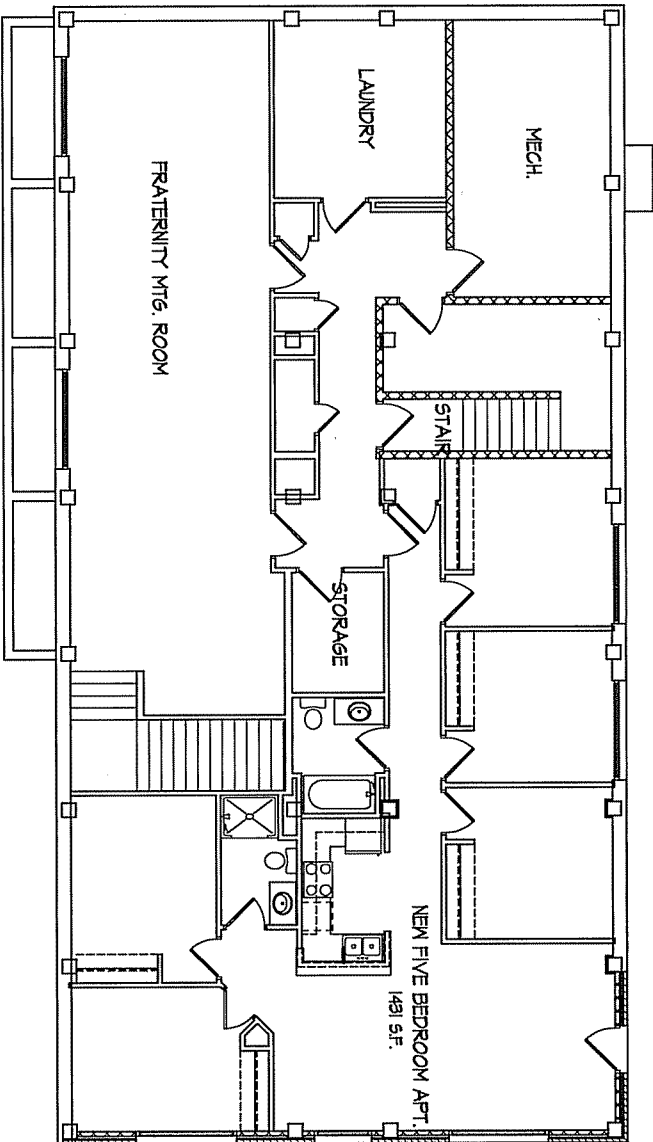
Drawing Title
Existing Third Floor Plan
 Project No.
 1024
 Drawing No.
 A-13

KNOTHE & BRUCE ARCHITECTS

761 University Avenue, Suite 201
Madison, Wisconsin 53702
608.255.3100 Fax 608.255.3124

Consultant

Notes



PROPOSED LOWER FLOOR PLAN

Revisions

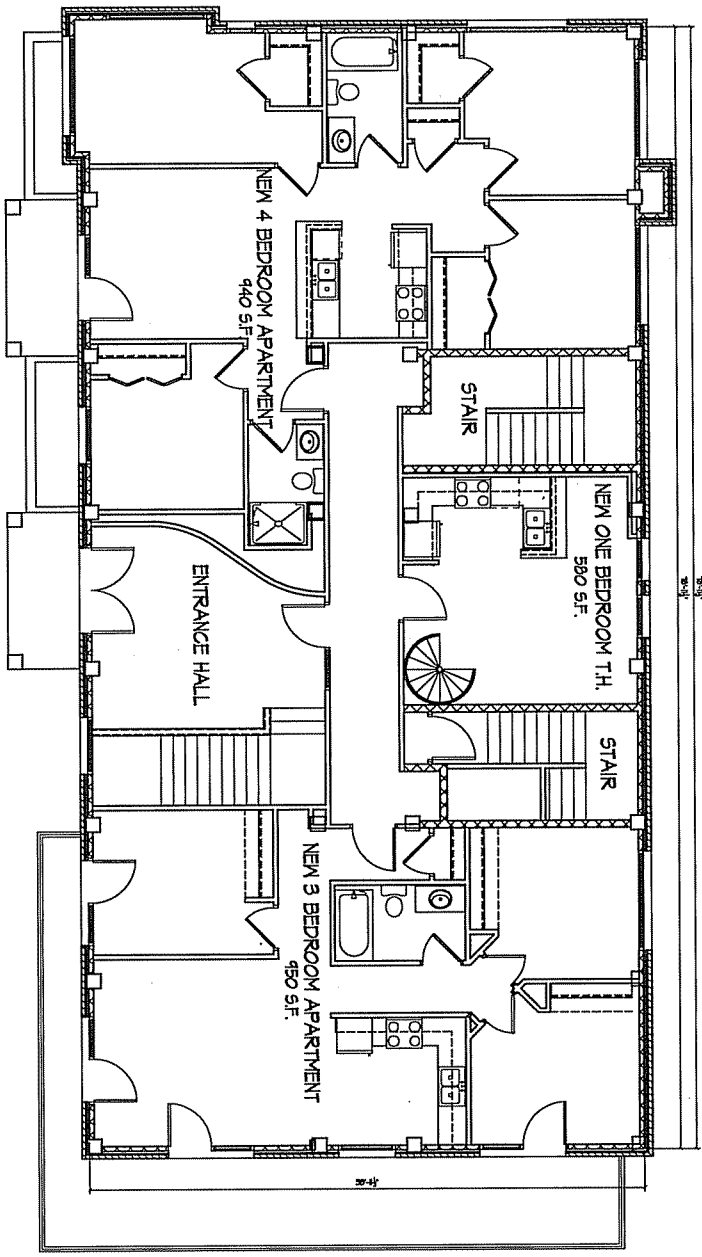
Project Title
640 N. Henry Street

Drawing Title	Proposed Lower Floor
Project No.	1024
Revision	A-1/4

KNOTHE & BRUCE ARCHITECTS
7601 University Avenue Suite 200
Madison, Wisconsin 53706
608.263.9200 Fax 608.263.9210

CONSULT

DATE



PROPOSED FIRST FLOOR PLAN

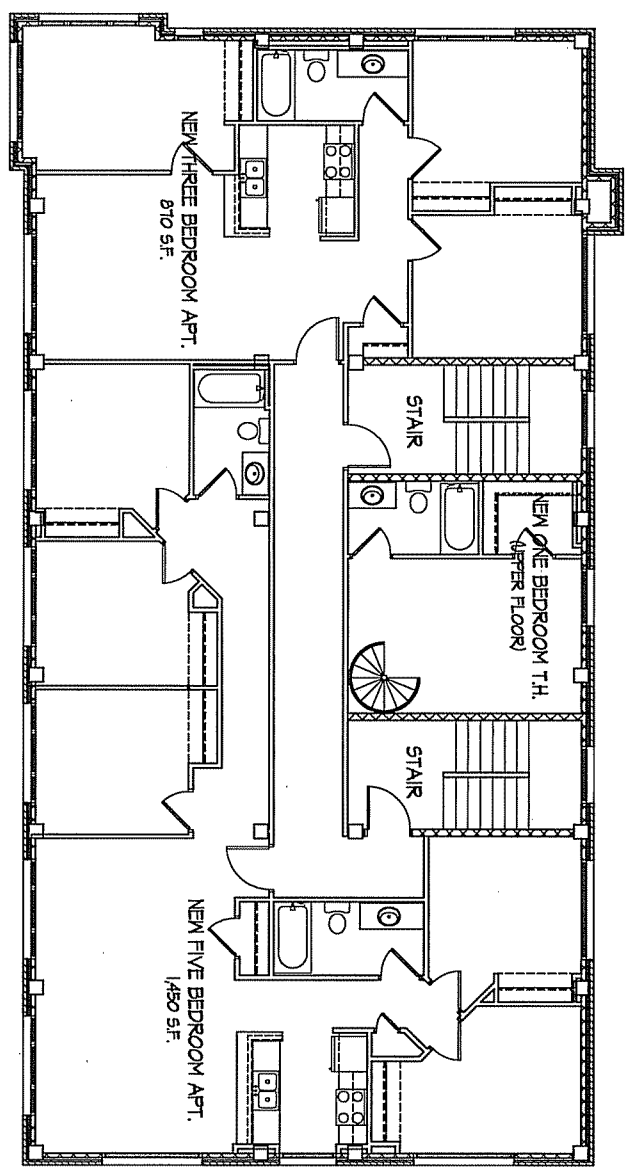
PROJECT TITLE
640 N. Henry Street

REVISION

DRAWING TITLE
Proposed First Floor Plan
PROJECT TITLE
1024
DRAWING TITLE
A-15

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 201
 Middleton, Wisconsin 53542
 608-831-1890 Fax 608-831-4934

Notes



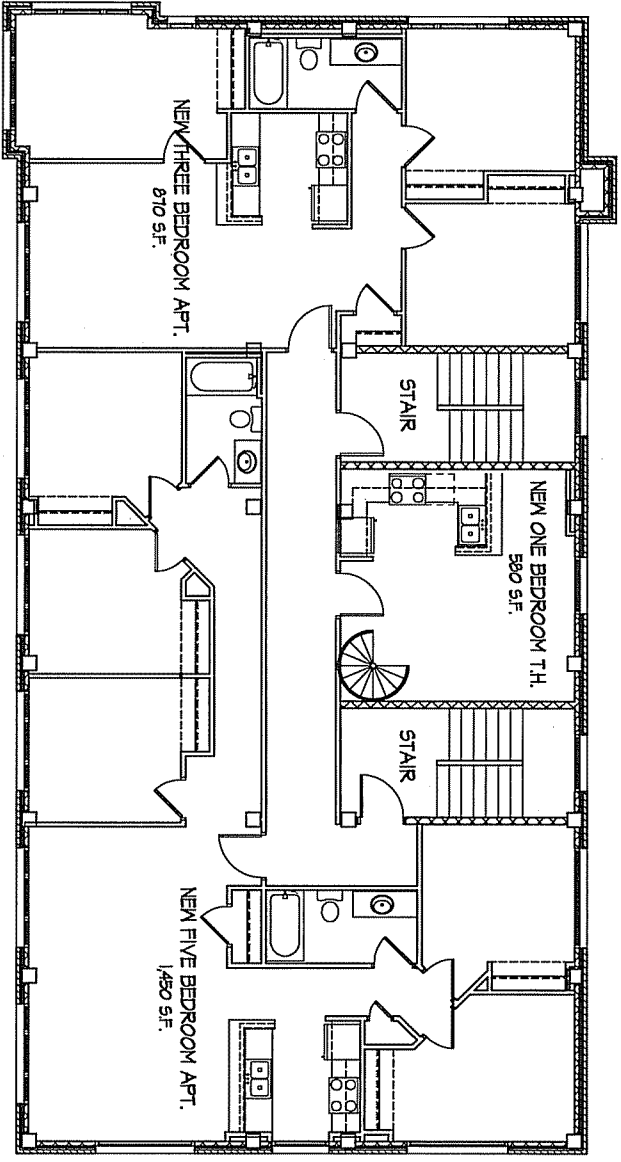
PROPOSED SECOND FLOOR PLAN

Project No. 640 N. Henry Street

Drawn By: **Proposed Second Floor Plan**
 Project No. 1024
 Drawing No. A-16

KNOTHE & BRUCE ARCHITECTS
 7101 Liberty Avenue, Suite 201
 Middleton, Wisconsin 53522
 408.434.3190 Fax 408.434.4934

Scale: _____



PROPOSED THIRD FLOOR PLAN

Project Title
640 N. Henry Street

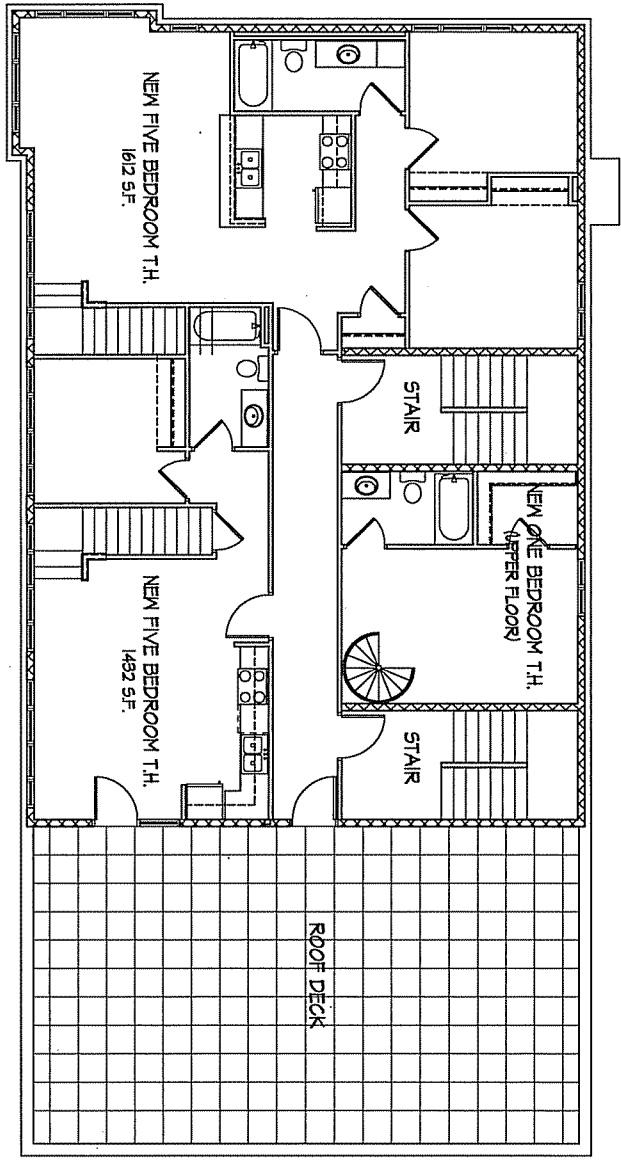
Client Title
Proposed Third Floor Plan

Project No.
1024

Drawing No.
A-17

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 200
 Middleton, Wisconsin 53542
 608-834-4100 Fax 608-834-8734

Notes



PROPOSED FOURTH FLOOR PLAN

Revisions

Project No.
 640 N. Henry Street

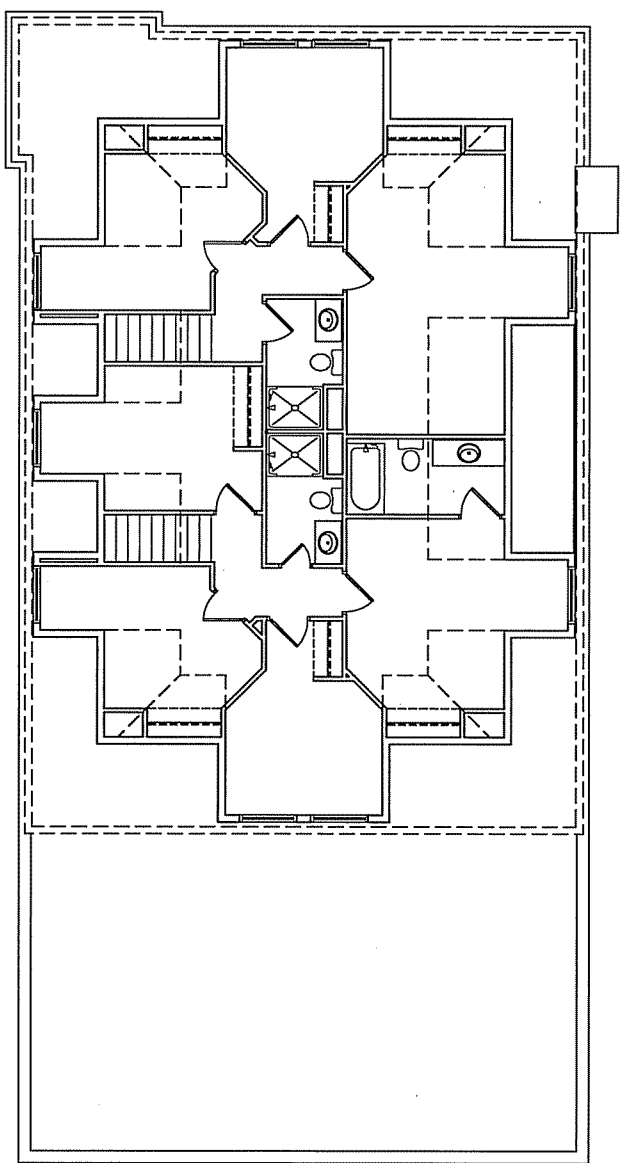
Drawing Title
Proposed Fourth Floor Plan
 Project No.
 1024
 Drawing No.
 A-1B

**KNOTHE
& BRUCE
ARCHITECTS**

707 University Avenue, Suite 200
Madison, Wisconsin 53706
608-263-3900 Fax 608-263-3934

Consultant

Name



PROPOSED FIFTH FLOOR PLAN

Address

Project Title
640 N. Henry Street

Project Title
**Proposed Fifth
Floor Plan**

Project Title
1024

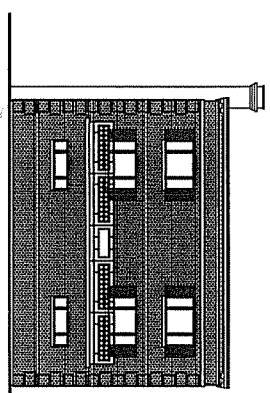
Drawing No.
A-19

Scale
Date
Author
Check
Title Block

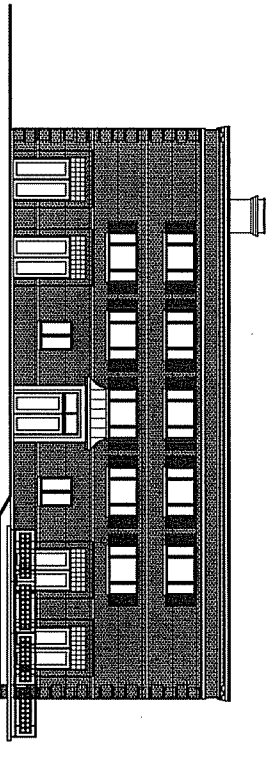
KNOTHE & BRUCE ARCHITECTS
7401 University Avenue, Suite 201
Middleton, Wisconsin 53542
608-834-1890 Fax 608-834-9334

Contract:

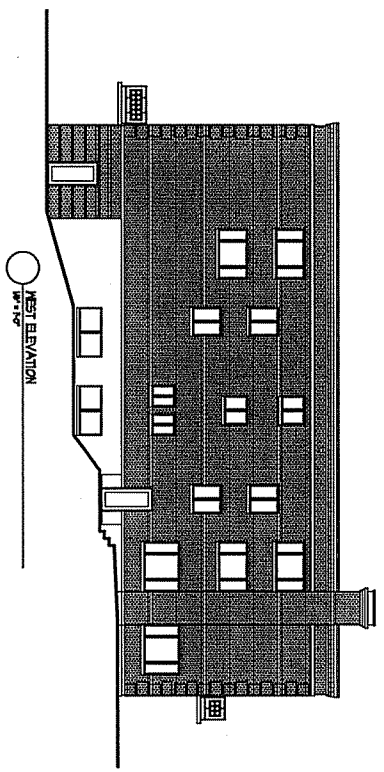
Name:



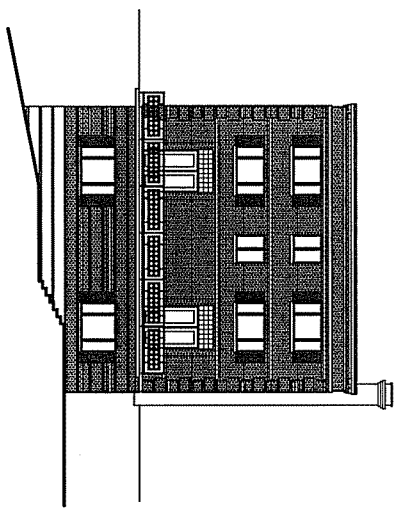
○ SOUTH ELEVATION



○ EAST ELEVATION



○ WEST ELEVATION



○ NORTH ELEVATION

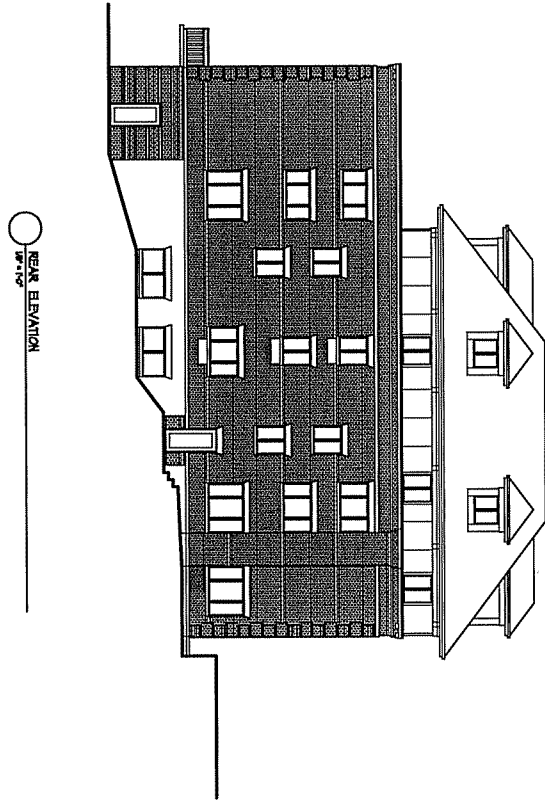
Project No. 640 N. Henry Street
December 11, 2009 - JAMES BAIRD OF APTUS

Project No. 640 N. Henry Street

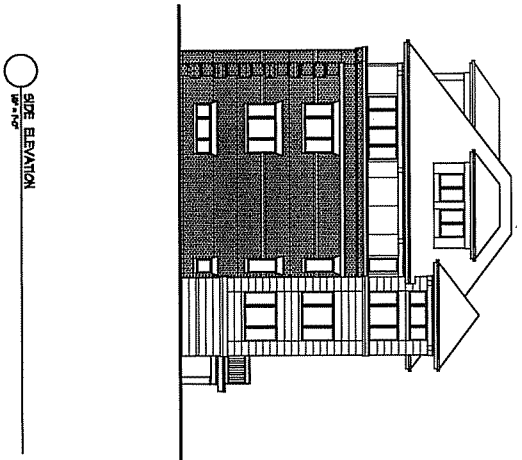
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Project No.: 1024
Drawing No.: A-2.1



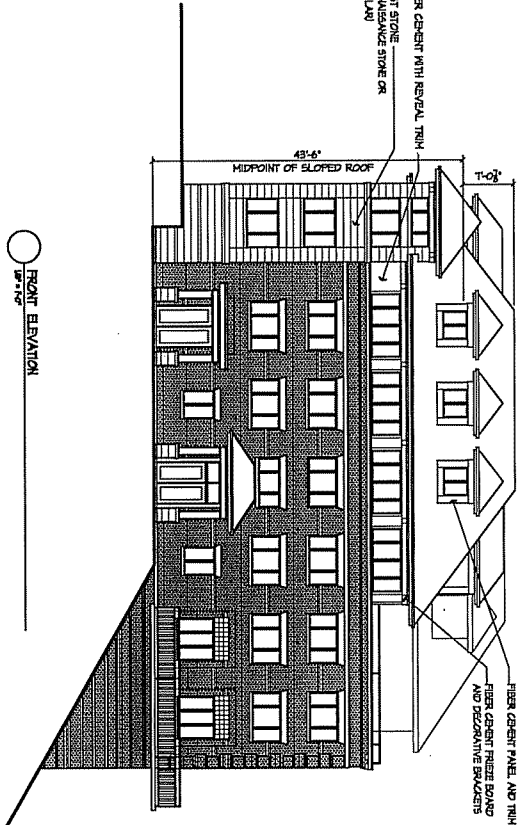
○ **LEFT SIDE ELEVATION**
1/8" = 1'-0"



○ **RIGHT SIDE ELEVATION**
1/8" = 1'-0"



○ **FRONT ELEVATION**
1/8" = 1'-0"



○ **REAR ELEVATION**
1/8" = 1'-0"

KNOTHE & BRUCE ARCHITECTS
748 University Avenue, Suite 201
Durham, NC 27701
408.383.3400 Fax 408.383.3414

12

Project Title
640 N. Henry Street

Project No.
1024

Sheet No.
A-22

Scale
1/8" = 1'-0"

Date
10/24/12

Author
JTB

Checker
JTB

Designer
JTB

Project
640 N. Henry Street

City
Durham, NC

State
NC

Country
USA

Project No.
1024

Sheet No.
A-22

Scale
1/8" = 1'-0"

Date
10/24/12

Author
JTB

Checker
JTB

Designer
JTB

Project
640 N. Henry Street

City
Durham, NC

State
NC

Country
USA