

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 4,970 square feet of commercial space on the 1st floor. There is no parking. There will 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

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. Building Height: The 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.

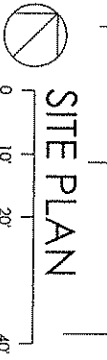
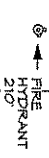
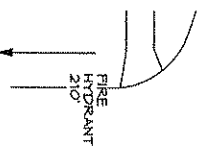
No residential parking permits will be issued for *31 South Henry*, the applicant shall inform all tenants of this in their apartment leases.

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.

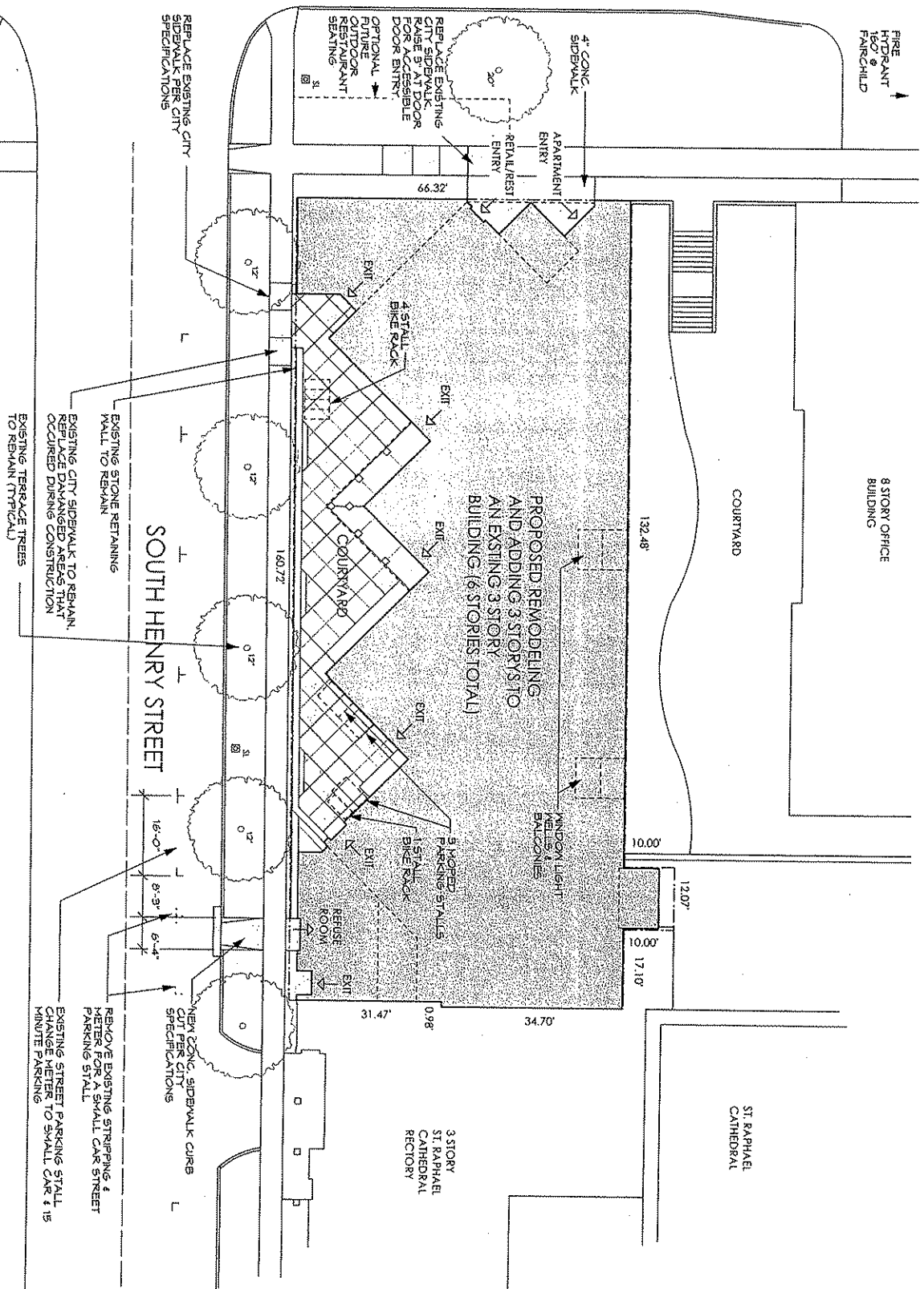
J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the C4 zoning district.

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.



SITE PLAN

WEST WASHINGTON AVENUE



11 STORY
CONDOMINIUM
BUILDING

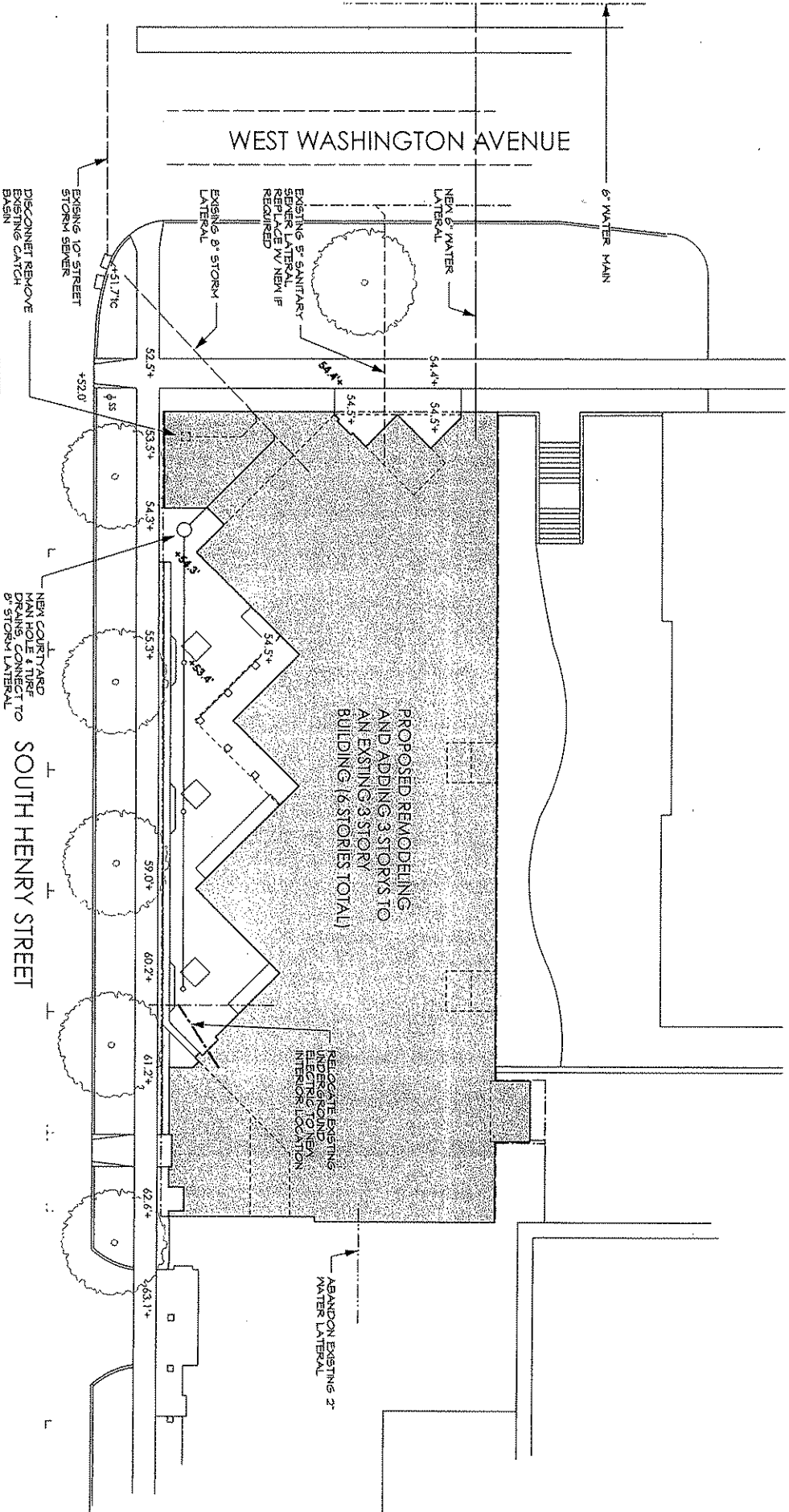
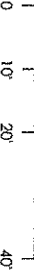
BUILDING REMODEL & ADDITION
31 South Henry Street, Madison, WI

DAVID BERCH
ARCHITECTS
5/26/08
4/17/08
4/30/08

FIRE HYDRANT 360
ON WEST SIDE OF
WEST MAIN



GRADING & UTILITY PLAN

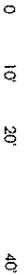


PRELIMINARY NOT FOR CONSTRUCTION
 VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

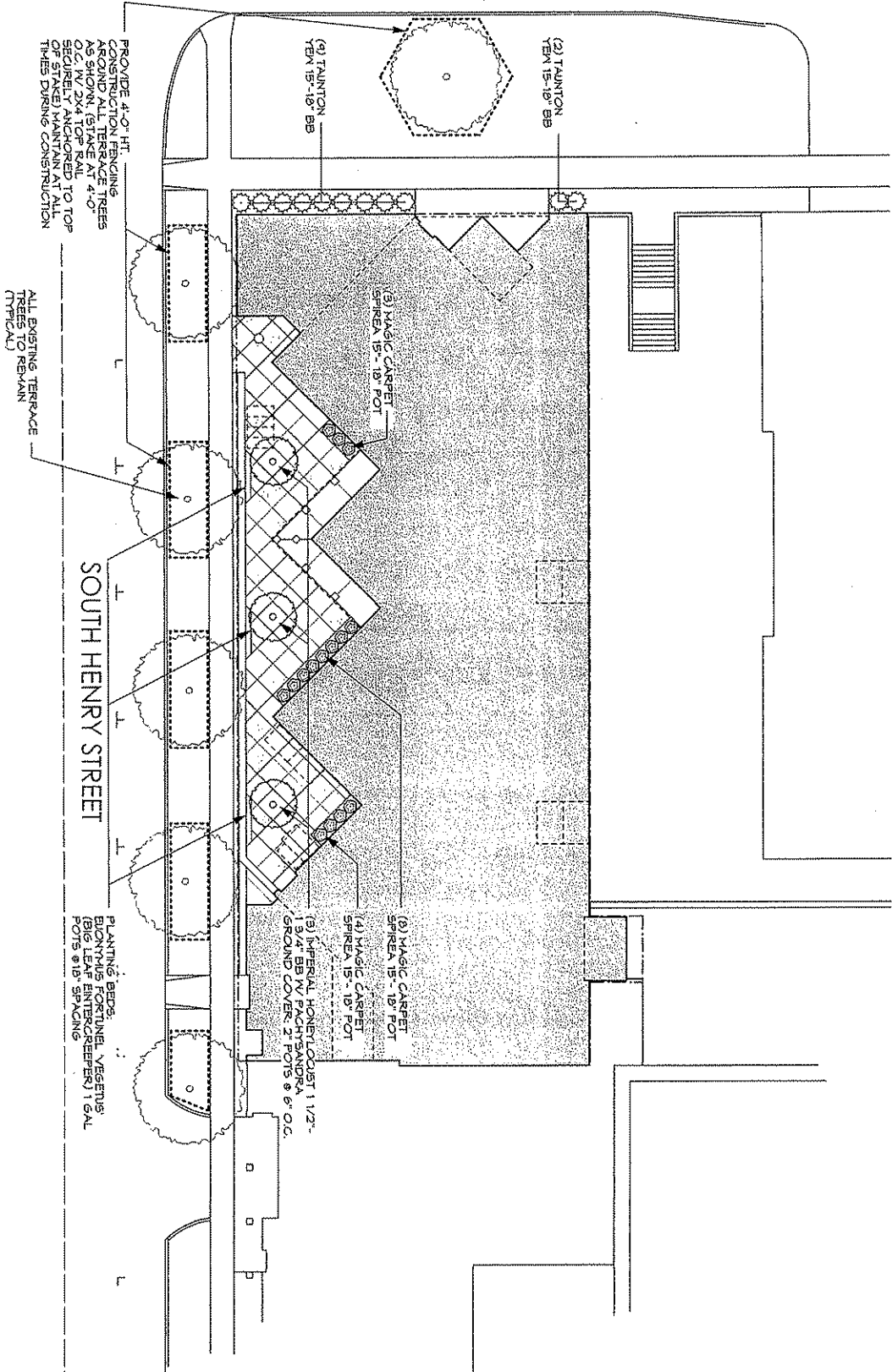
DATE: 5/28/08
 DRAWN BY: DAVID FERCH, ARCHITECTS
 CHECKED BY: DAVID FERCH, ARCHITECTS
 PROJECT: 31 South Henry Street, Madison, WI



LANDSCAPE PLAN



WEST WASHINGTON AVENUE



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

DATE: 5/28/08
 1/27/08
 4/30/08
 3/7/08
 2 2

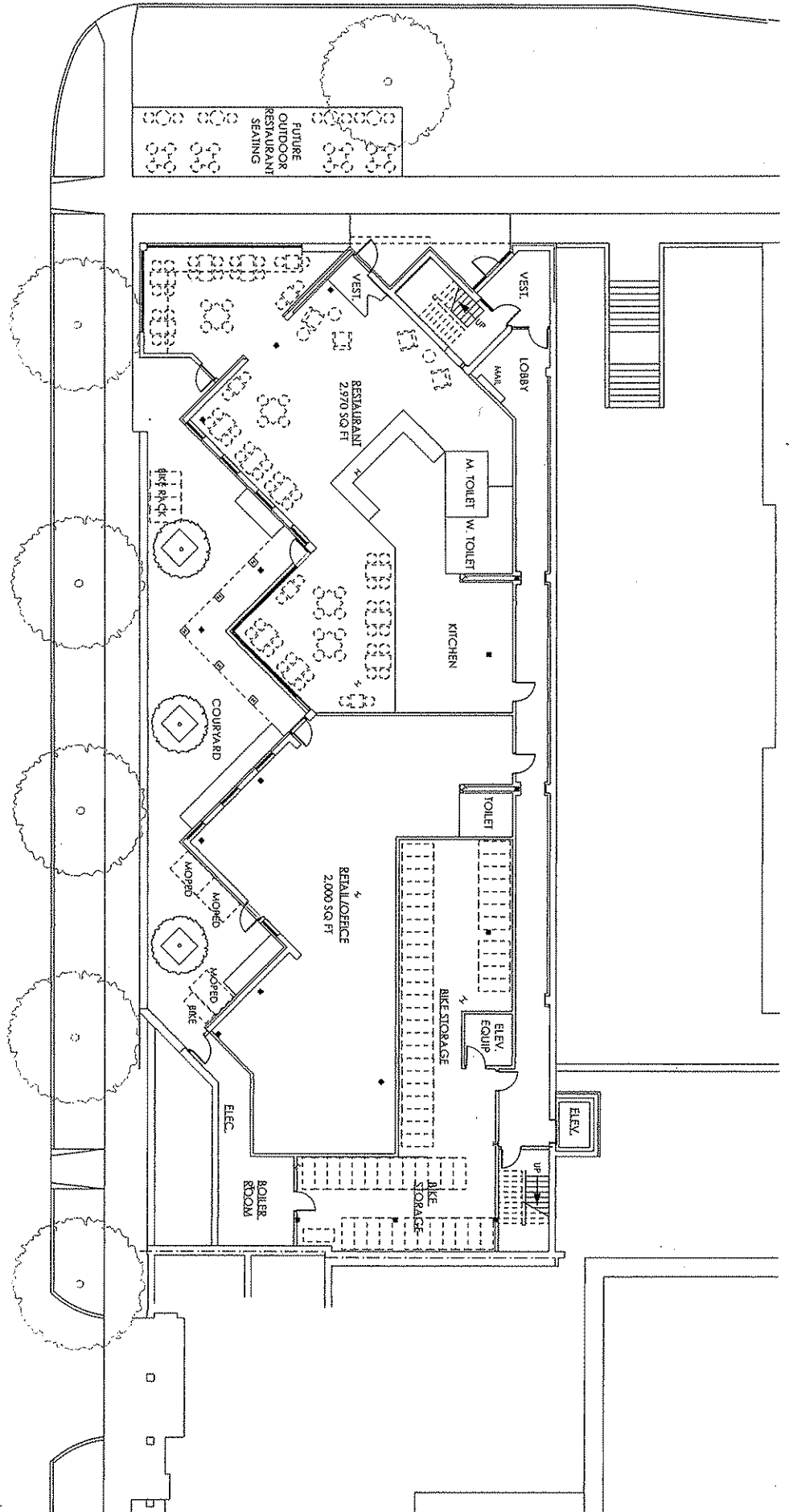
WEST WASHINGTON AVENUE



1ST FLOOR PLAN

0 8' 16' 32' 64'

SOUTH HENRY STREET



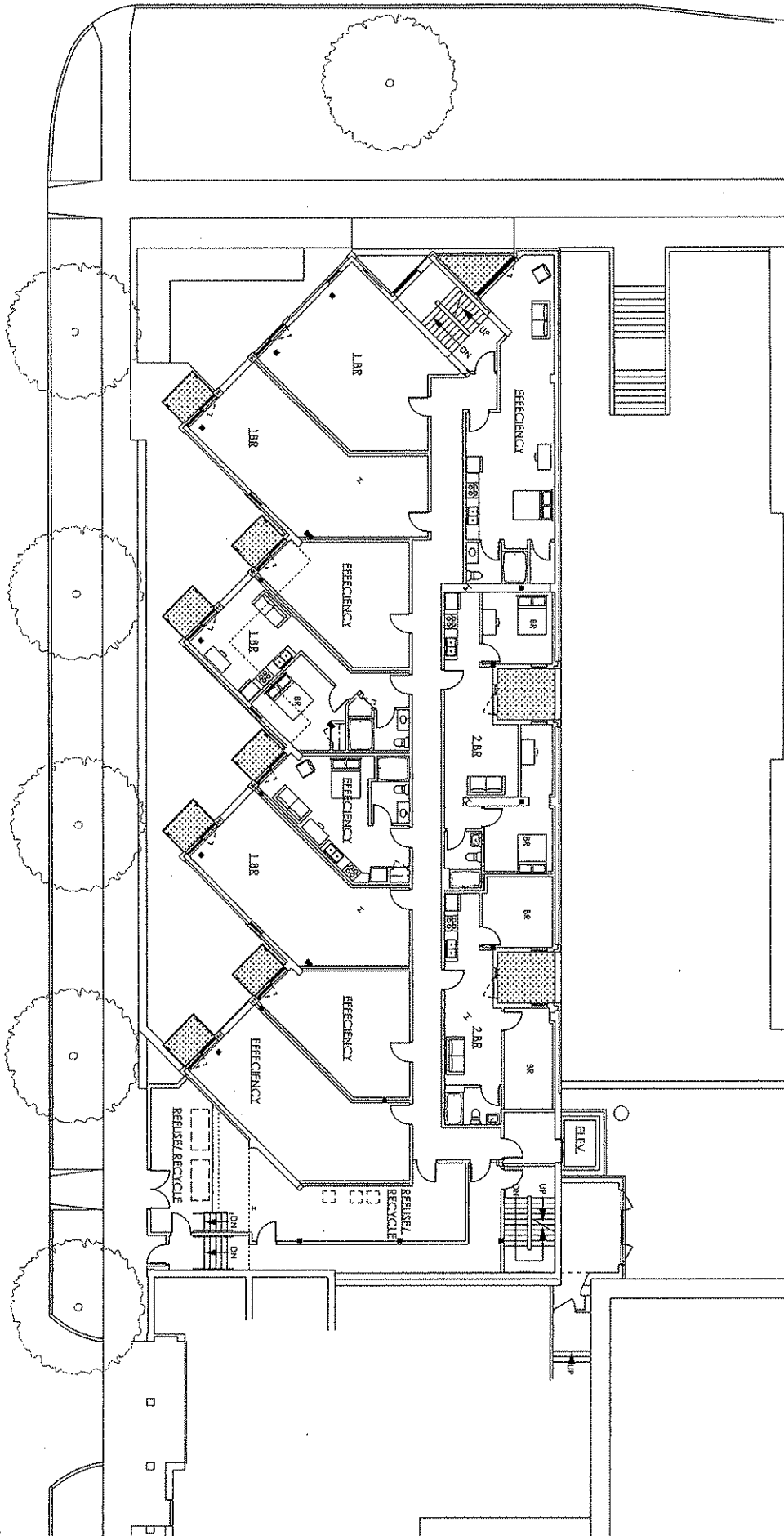
5/28/08
 BUILDING REMODEL & ADDITION
 31 South Henry Street, Madison, WI
 DAVID FERCHL
 ARCHITECTS
 17/08
 1/16/08
 7/30/08
 3

WEST WASHINGTON AVENUE



2ND FLOOR PLAN
0 8 16 32 64

SOUTH HENRY STREET



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

DAVID PERICH
ARCHITECTS

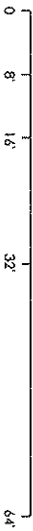
5/28/08
4/17/08
4/16/08
4/30/08

DATE: 5/28/08
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SHEET: 4

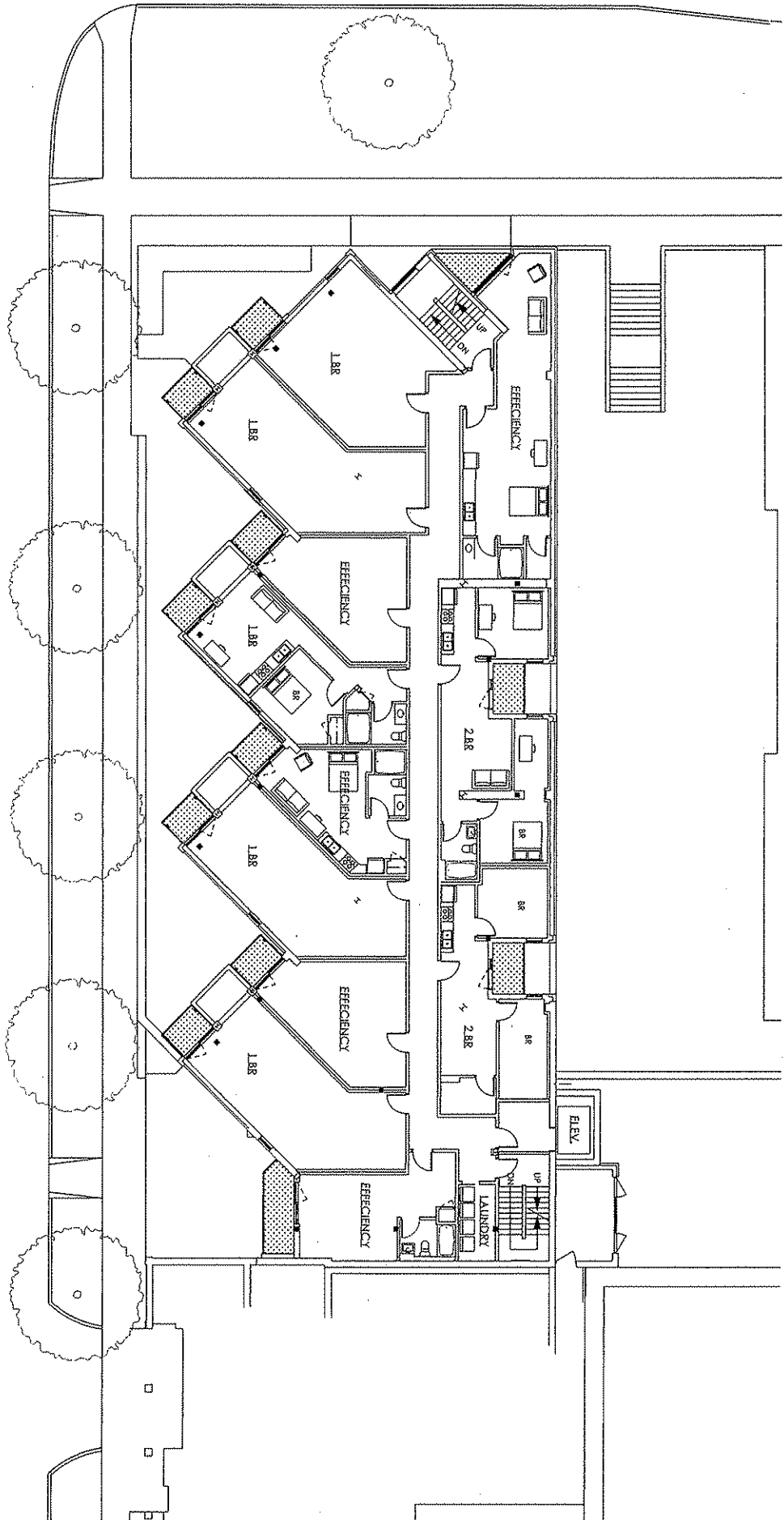
WEST WASHINGTON AVENUE



3RD FLOOR PLAN



SOUTH HENRY STREET



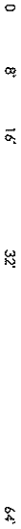
BUILDING REMODEL & ADDITION
31 South Henry Street, Madison, WI

DATE: 5/28/08
5/28/08
4/7/08
4/16/08
4/30/08

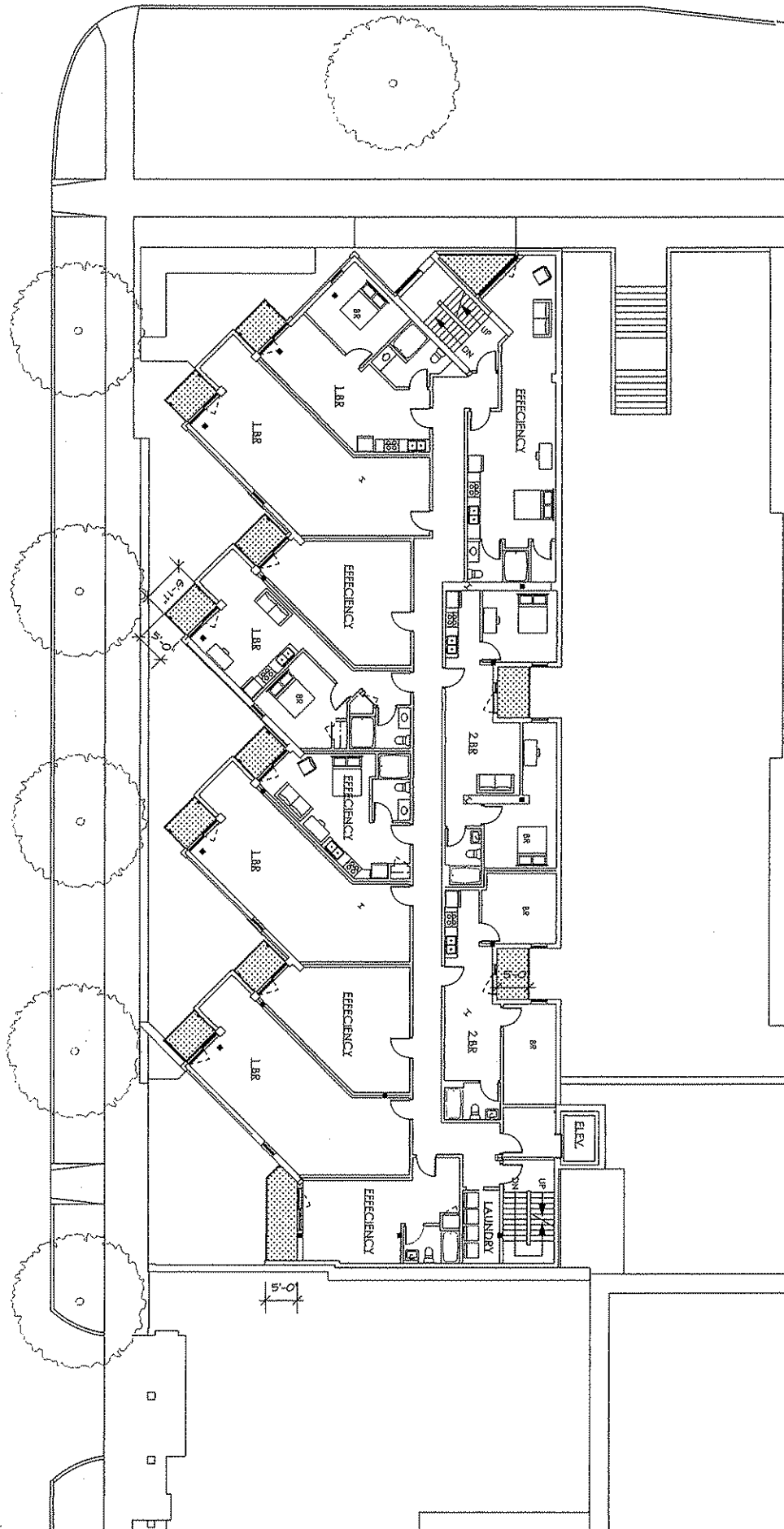
WEST WASHINGTON AVENUE



4TH-6TH FLOOR PLAN



SOUTH HENRY STREET

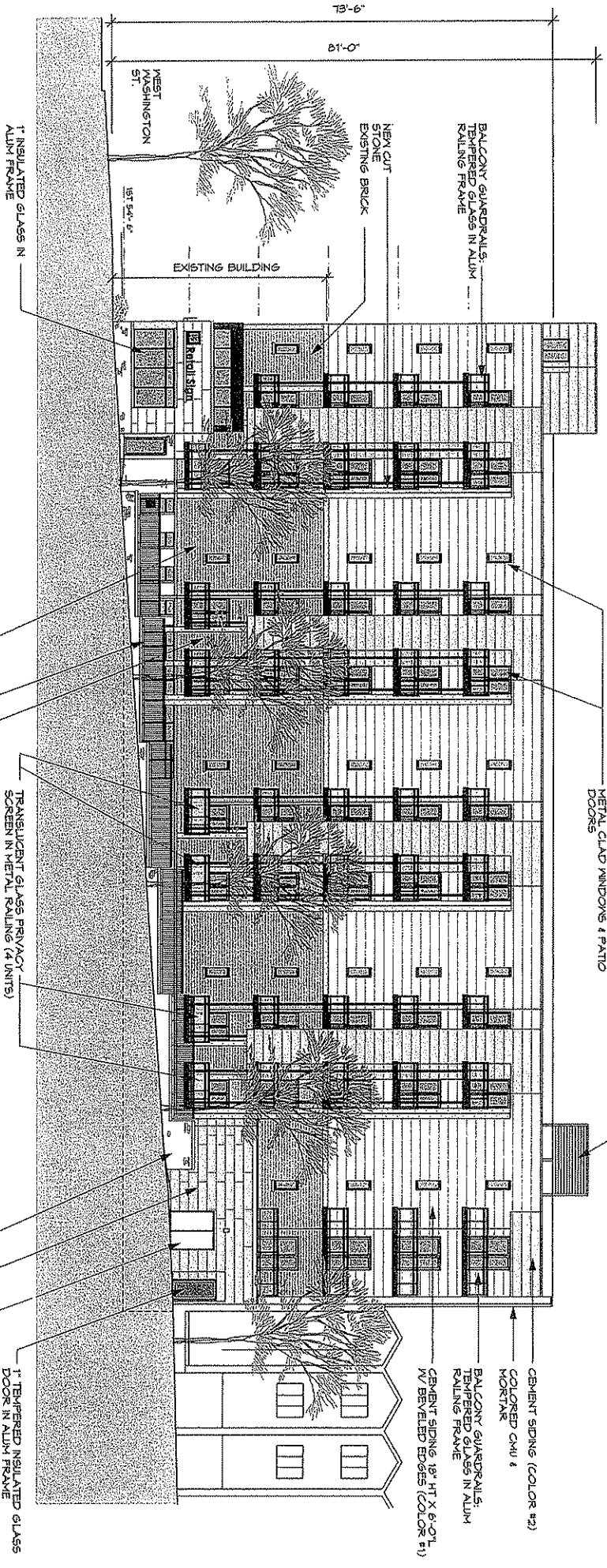
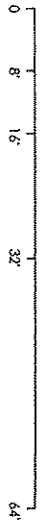


BUILDING REMODEL & ADDITION
31 South Henry Street, Madison, WI

DAVID FERCH, ARCHITECTS
1200 HENRY STREET, MADISON, WI 53703
TEL: 608.261.1111 FAX: 608.261.1112

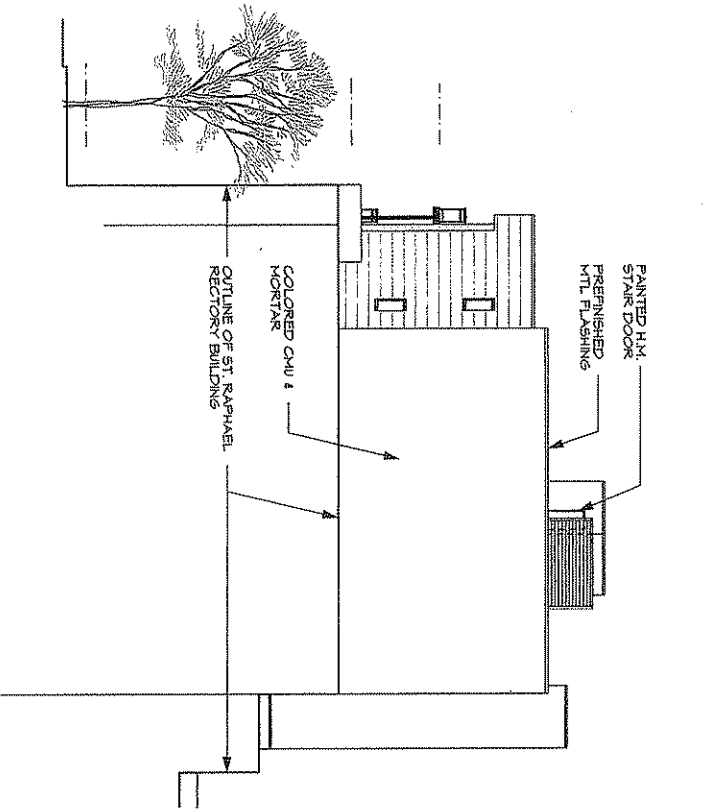
| | | |
|---------|------|---------|
| 5/28/08 | DATE | 3/7/08 |
| 7/1/08 | DATE | 4/16/08 |
| 4/16/08 | DATE | 4/20/08 |
| 4/20/08 | DATE | |

SOUTH HENRY STREET ELEVATION
SCALE: 1/8" = 1'-0"

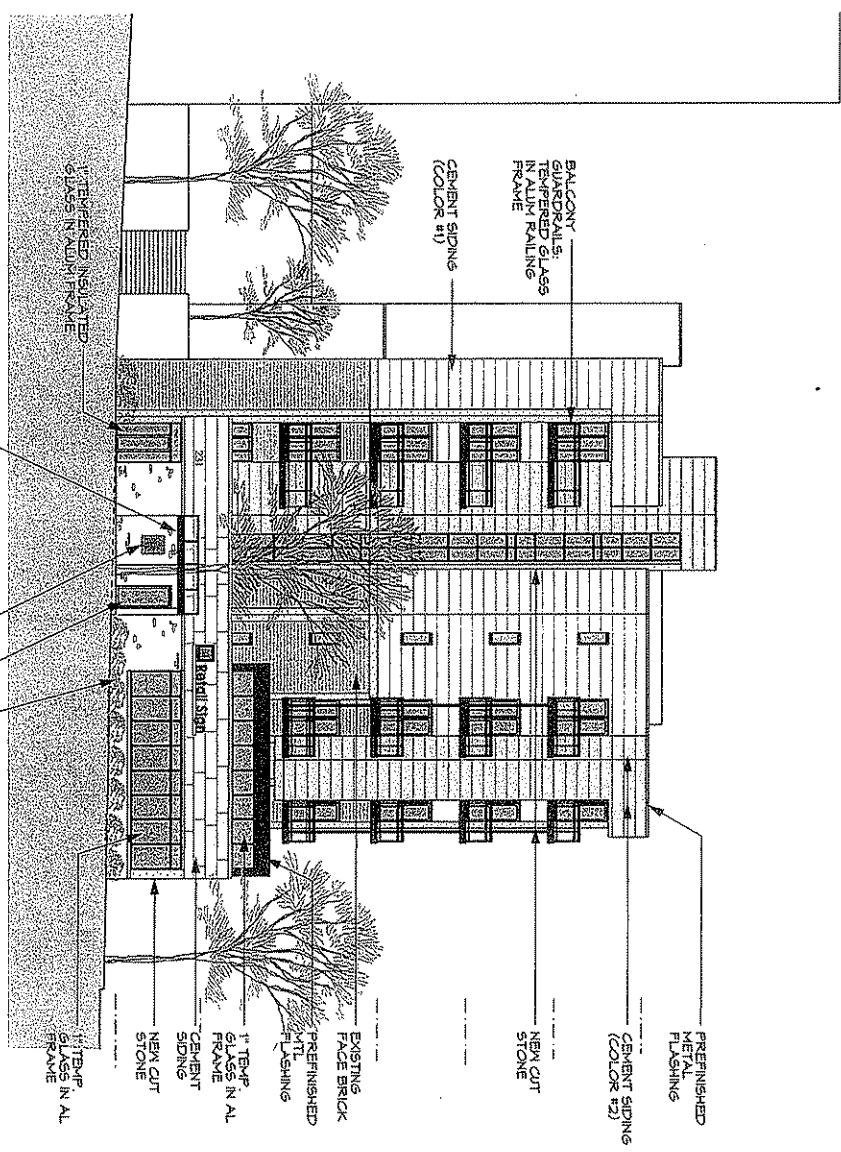
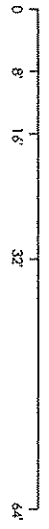


BUILDING REMODEL & ADDITION
31 South Henry Street, Madison, WI

| | | |
|---------|----------------------|-------------|
| DATE | DESCRIPTION | BY |
| 5/28/08 | REVISED PER COMMENTS | DAVID HERCK |
| 4/17/08 | REVISED PER COMMENTS | DAVID HERCK |
| 4/16/08 | REVISED PER COMMENTS | DAVID HERCK |
| 4/20/08 | REVISED PER COMMENTS | DAVID HERCK |



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



WEST WASHINGTON ELEVATION

VERT. GLASS ANNING ON
ALUM. RAILING FRAME

TEMPERED INSULATED
GLASS IN ALUM. FRAME

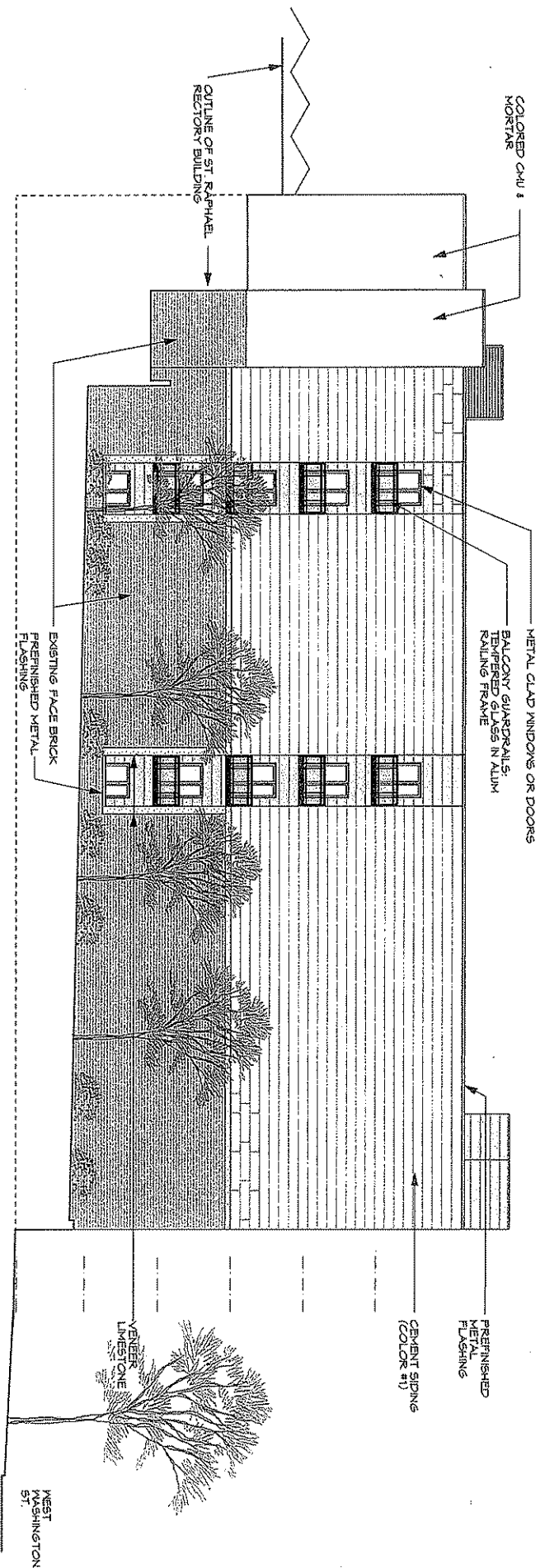
VENEER STONE TO MATCH
EXISTING BASE STONE

1" TEMPERED INSULATED GLASS
DOOR IN ALUM. FRAME

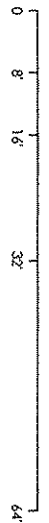
24"x16" NEW CASE W/ GLASS
COVER IN DARK BRONZE FRAME

DATE: 5/28/08
PROJECT: BUILDING REMODEL & ADDITION
ADDRESS: 31 South Henry Street, Madison, WI

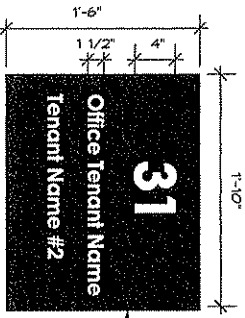
| | | | |
|-------------|------------------------------------|------|---------|
| DESIGNED BY | DAVID BERCH | DATE | 5/28/08 |
| DRAWN BY | DAVID BERCH | DATE | 5/28/08 |
| CHECKED BY | DAVID BERCH | DATE | 5/28/08 |
| APPROVED BY | DAVID BERCH | DATE | 5/28/08 |
| SCALE | AS SHOWN | DATE | 5/28/08 |
| PROJECT NO. | 08-001 | DATE | 5/28/08 |
| CLIENT | DAVID BERCH ARCHITECTS | DATE | 5/28/08 |
| PROJECT | BUILDING REMODEL & ADDITION | DATE | 5/28/08 |
| ADDRESS | 31 South Henry Street, Madison, WI | DATE | 5/28/08 |
| DATE | 5/28/08 | DATE | 5/28/08 |
| SCALE | AS SHOWN | DATE | 5/28/08 |
| PROJECT NO. | 08-001 | DATE | 5/28/08 |
| CLIENT | DAVID BERCH ARCHITECTS | DATE | 5/28/08 |
| PROJECT | BUILDING REMODEL & ADDITION | DATE | 5/28/08 |
| ADDRESS | 31 South Henry Street, Madison, WI | DATE | 5/28/08 |
| DATE | 5/28/08 | DATE | 5/28/08 |



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



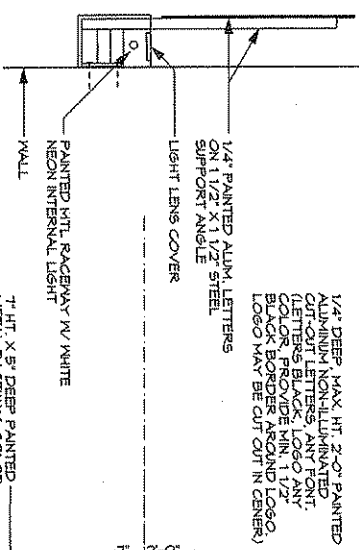
PROJECT: BUILDING REMODEL & ADDITION
 31 South Henry Street, Madison, WI
 DATE: 5/28/08
 DRAWN BY: DAVID PERCK
 CHECKED BY: JEFFREY PERCK
 PROJECT NO.: 08-0015
 SHEET NO.: 9
 DATE: 3/18/08



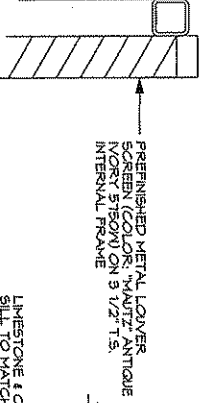
A COURTYARD TENANT SIGN
SCALE: 1" = 1'-0"

230

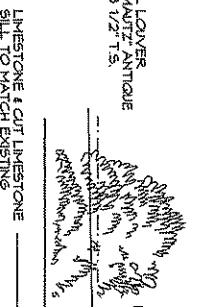
B APARTMENT ADDRESS NUMBER
SCALE: 1" = 1'-0"



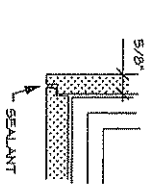
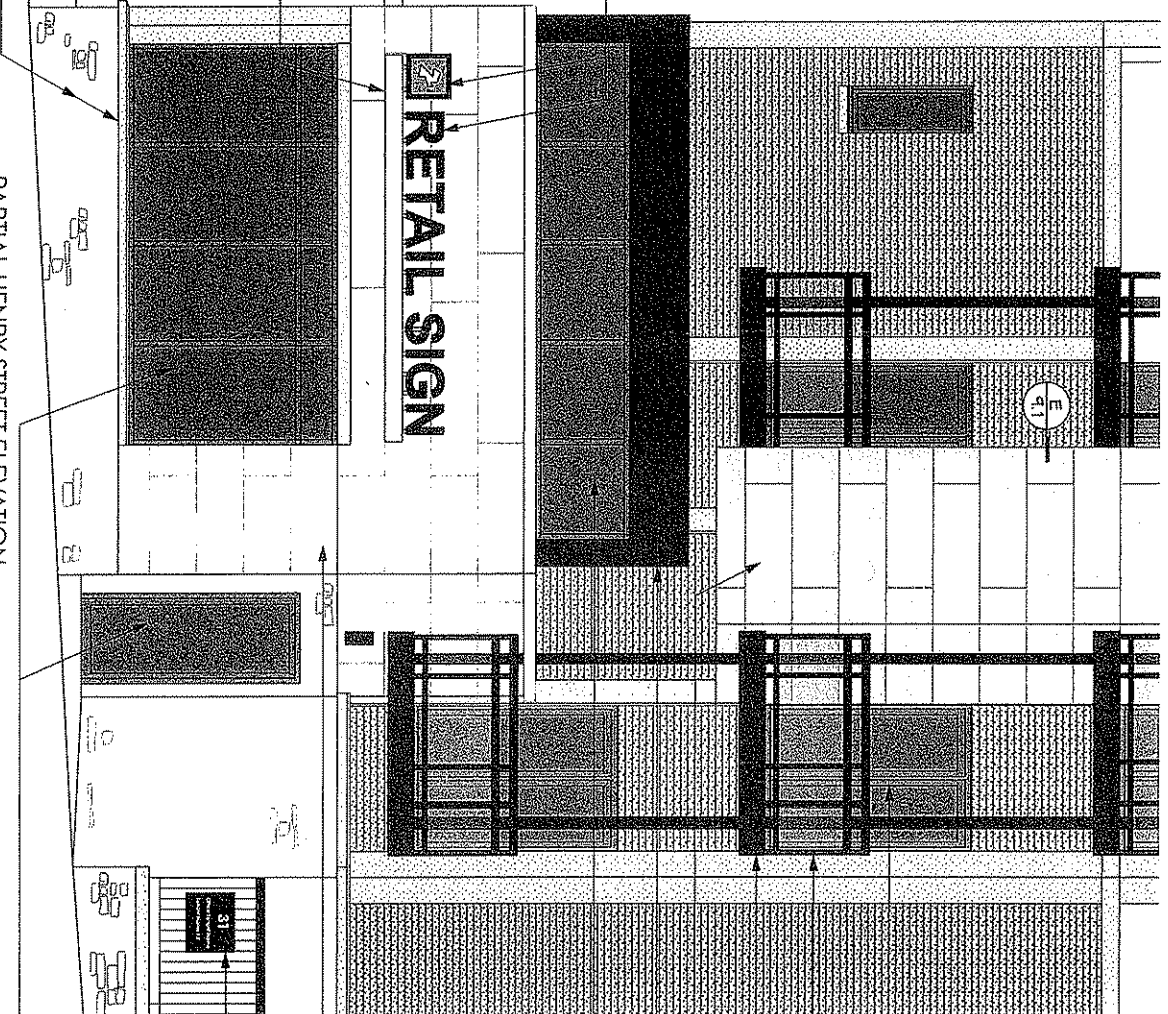
C RETAIL SIGN SECTION
SCALE: 1" = 1'-0"



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



BUILDING MATERIALS & SIGNAGE



E SIDING CORNER DTL
SCALE: 3" = 1'-0"

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

| | |
|--------------------------------------|---------------------|
| DATE: 5/28/08 | SCALE: 1/4" = 1'-0" |
| PROJECT: BUILDING REMODEL & ADDITION | SCALE: 1" = 1'-0" |
| CLIENT: [REDACTED] | SCALE: 3" = 1'-0" |
| ARCHITECT: [REDACTED] | SCALE: 1/2" = 1'-0" |
| DATE: 5/28/08 | SCALE: 1" = 1'-0" |
| PROJECT: BUILDING REMODEL & ADDITION | SCALE: 1/4" = 1'-0" |
| CLIENT: [REDACTED] | SCALE: 3" = 1'-0" |
| ARCHITECT: [REDACTED] | SCALE: 1/2" = 1'-0" |
| DATE: 5/28/08 | SCALE: 1" = 1'-0" |



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

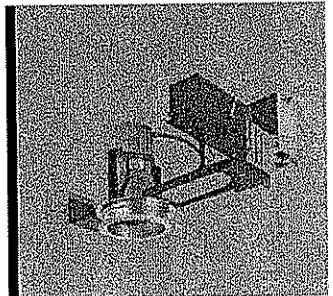
Quick mount plug-in thermally protected ballast with dual tap for 120/277V. Ballast secures to mounting frame with spring lock.

Thermal Protector

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

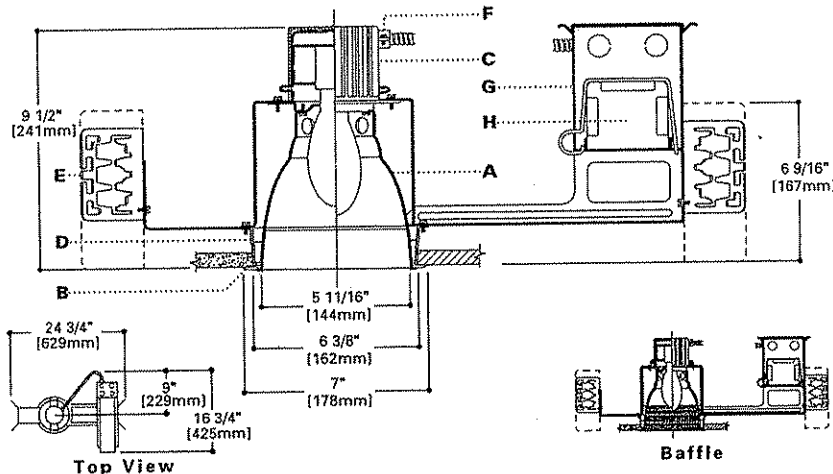
Labels

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

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

LF: 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

HB28: C Channel Bar Hangers, 26" Long, Pair
HB50: C Channel Bar Hangers, 50" Long, Pair
TRM: Metal Trim Ring, Specify Finish
TRR: Rimless Trim Ring, White
FK: Field Installed Fuse Kit, Specify Amperage
HSA: Slope Adapter for 6" Aperture Housings, Specify Slope

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

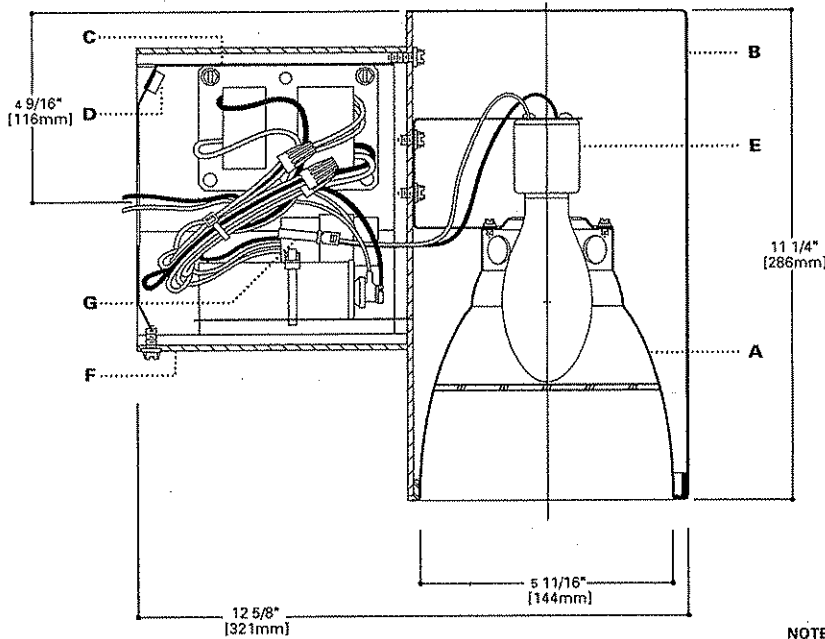
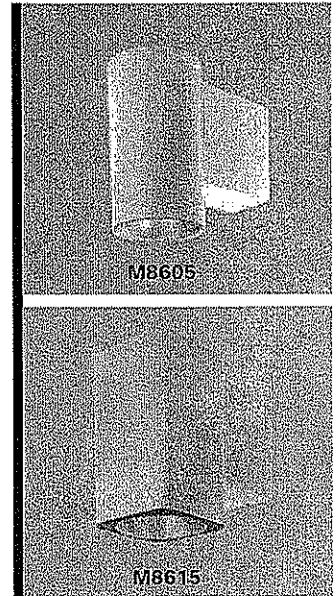
From ballast assembly, plugs into fixture. No tools required.

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.



**M8605, M8615
44600**

**50W, 70W, 100W
Metal Halide**

6\"/>

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%

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

M8605: 6" Round Wall Mount Surface
M8615: 6" Soft Square Wall Mount Surface

Housing Finish

P: White
BZ: Bronze
MB: Black

Ballasts

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

Trims

Idmx
44600: Medium Beam Reflector

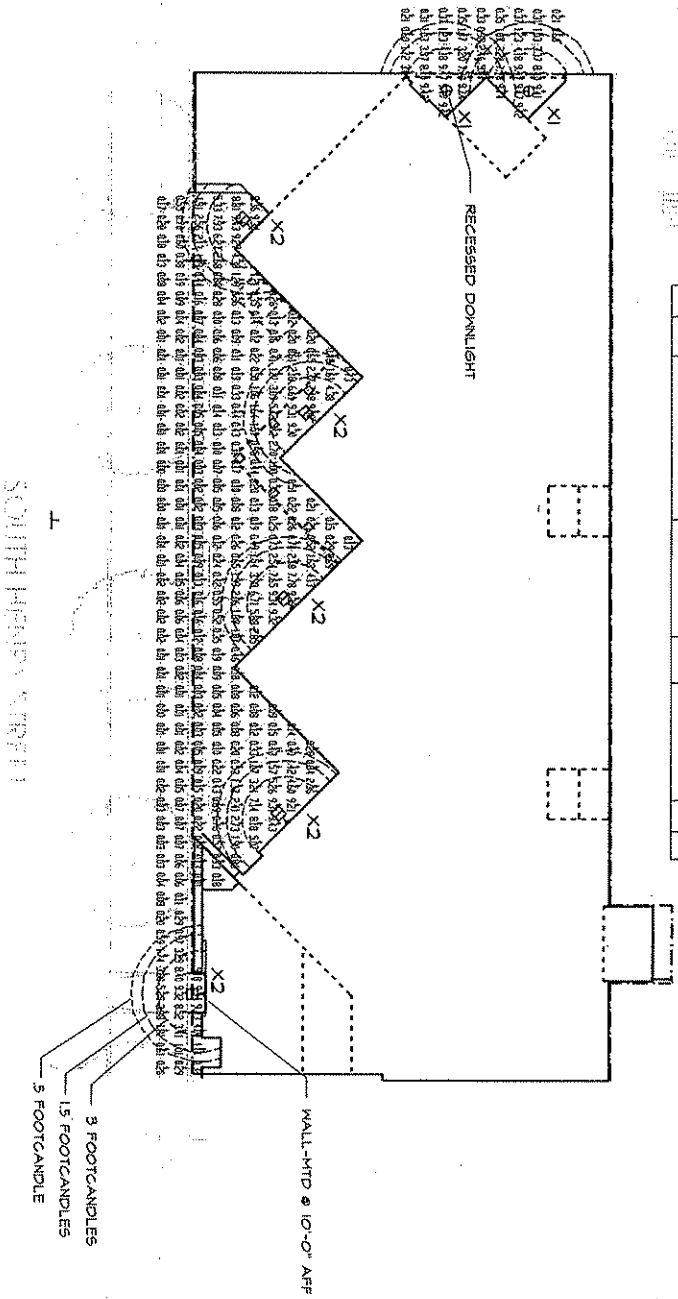
Finish

LI: Low Iridescent Clear
WMH: Warm Haze
WH: Wheat
GP: Graphite
K: Cognac
BA: Black Coilex Baffle

H: Haze
G: Gold
W: Gloss White
GPH: Graphite Haze
KH: Cognac Haze

| NO. | DESCRIPTION | QTY | UNIT | PRICE | TOTAL |
|-----|-----------------------|-----|------|-------|-------|
| 1 | RECESSED DOWNLIGHT | 10 | | | 422 |
| 2 | 3 FOOT CANDLE | 5 | | | 27 |
| 3 | 15 FOOT CANDLE | 1 | | | 2 |
| 4 | 5 FOOT CANDLE | 1 | | | 2 |
| 5 | WALL-MTD @ 10'-0" AFF | 1 | | | 2 |

| NO. | DESCRIPTION | QTY | UNIT | PRICE | TOTAL |
|-----|-----------------------|-----|------|-------|-------|
| 1 | RECESSED DOWNLIGHT | 10 | | | 422 |
| 2 | 3 FOOT CANDLE | 5 | | | 27 |
| 3 | 15 FOOT CANDLE | 1 | | | 2 |
| 4 | 5 FOOT CANDLE | 1 | | | 2 |
| 5 | WALL-MTD @ 10'-0" AFF | 1 | | | 2 |



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

DAVID FERCH
ARCHITECTS

DATE: 3/18/08
SCALE: 1/2"

