



Tri-North

BUILD SMART.

March 7, 2014

Madison Plan Commission
c/o City of Madison Planning Dept.
215 Martin Luther King Jr. Blvd.
Madison, WI 53709

Re: 627 N. Lake St. – Request for CSM to combine 2 existing lots into one lot

Gentlemen:

Our application is enclosed for a CSM to combine 2 existing lots into one for the purpose of a vertical expansion of the existing structure for the Sigma Alpha Epsilon house.

- We are approved for demolition and conditional use for
 - 1. A six (6) story completed structure;
 - 2. Continued use as a fraternity house – residential use in the DR2 district; and
 - 3. Lakefront Development.Please note the site has been in use as Sigma Alpha Epsilon fraternity prior to 1924 when the current house was constructed after demolition of the house that stood on the site.

Project Team:

Tri-North is the design-builder and team leader.
Architect: Engberg Anderson Architects
Civil Engineer: Quam Engineering
Landscape Architect: Paul Skidmore

Existing Building:

The current structure was built in 1924 and added onto at the north and east in 1926 which is its current configuration. The building is structurally sound but is in need of numerous maintenance & repair tasks and upgrades both interior and exterior. The structure is masonry bearing walls, steel channel joists and concrete. The roof is wood frame including wood ceiling joists.

The basement and first floor are common gathering and dining functions. The upper 2 floors are bedrooms with one common bathroom facility for each floor. There are stairs at each end of the building that are functional but do not meet current exit stair code run and rise dimensions.

The original “sleeping porch” on the east side was enclosed as part of the 1926 addition and now houses a laundry room, storage (lowest level) and a manager’s apartment.

Schedule:

City approval process and final design now through January of 2014
Construction: April 2014 to August 29, 2014

Proposed Building Concept:

The house will remain an SAE fraternity house owned by the SAE Housing Corporation, as it has for the last 100 years plus. The current membership exceeds 100 men and continues to grow. There is a need to retain upper classmen in the house for mentoring, recruitment, and overall camaraderie. The current rooming house style is not attractive to upperclassmen that move to apartments after sophomore year.



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The addition will gut the existing upper 2 floors allowing all five residential floors to be configured into suites with single bed rooms in 2 – 4 room “suite” sharing a full bathroom. Refrigerators, microwaves and cabinets will be furnished in each room for individual’s cooking use. A common kitchen will be reconstructed on the first floor in an area formerly used as a servery (the kitchen was in the basement and connected to the servery by 2 dumbwaiters). Dining will continue on the first floor along with the living room and study space. The Basement will house mechanical equipment, indoor bicycle storage, and rentable personal storage.

The east portion (original sleeping porch) enclosed in 1926 will be utilized to house the elevator for handicap access. The manager’s apartment will be reconfigured with a vertical addition of one floor. A full-time on-site manager will be utilized in the new operation.

The existing footprint on the site is 3,013 GSF.

The basement and first two floors will have the same footprint of 3,013 GSF

The upper floors will have approximately 2,733 GSF

The total SF of the project will be approximately 19,971 GSF

Residential units occupy 14,477 SF

Kitchen and Dining occupy 792 SF

Common area on the first floor occupies 1,443 SF

Current zoning: DR2

Allowed development height: 5 stories. Plus up to 2 story bonus

PC approved on 1/13/14 continued Conditional Use for Fraternity; 6 stories.

627 N. Lake St.

Madison, WI

Zoning Analysis

Zoning:

Zoning district DR-2

Current Height – 3 stories + basement

New Proposed Height – 6 stories + basement

Front Yard – Mendota Ct. -10’ required; Existing is 9’6” to 9’7”

Side Yards – 5’ required, east is approx. 6’10”; west is approx.. 6’3”

Lakefront Zoning Setback = 75’ The existing building falls within current setback. The original porch roof extends approx.. 7’6” into the setback.

No car parking is required

Bicycle parking = 1/BR =46 (provide in basement) + (4/BR guest) = 12 TOTAL Bicycle Parking = 58

Sincerely:

Steve Harms, AIA, LEED BD+C

Tri-North Builders, Agent for SAE Corp.