

CFC Corporation

1606 Juanita Lane
Suite A
Belvedere, CA 94920
415.789.1269
Fax: 415.789.0497

July 12, 2005

Mr. Timothy M. Parks
Planner, Department of Planning and Development
City of Madison
P.O. Box 2985
Madison, WI 53701-2985

Re: Letter of Intent
Pres House Renovation and Addition
Rezone R6 to PUD-SIP
731 State Street

Dear Mr. Parks:

Pres House is submitting this Letter of Intent together with the Application materials including the plans, and zoning text for the Pres House renovation and addition.

Construction Schedule

Construction of the renovation and addition will commence in May 2006 and will complete in August 2007.

Existing Conditions

The property consists of two legal lots. The first parcel (APN 0709-232-0403-9) is located at 731 State Street and contains 11,352 square feet of land. It is improved with a landmarked building constructed in 1931-1935 by the noted architect Edward T. O'Connell for the Presbyterian Student Center Foundation, the current owner. The Neo-Gothic Revival building contains 15,266 square feet of area on two floors plus basement. It is used primarily for a student center and chapel, but a restaurant called The Catacombs occupies the basement level and office space is rented out to several non-profit tenants on the second floor.

The second parcel (APN 0709-232-0404-7) is located adjacent to the first parcel but has an address at 439 N. Murray Street. This parcel contains 15,135 square feet of land and is currently used as a parking lot.

Total site area is 26,486 square feet, or 0.61 acres.

Development Team

Owner:	Presbyterian Student Center Foundation 731 State Street Madison, WI 53703 Attn: Ted Schmidt
Architect:	Sue and Associates 500 E. Eighth Street Oakland, CA 94606 Attn: Wendi Sue
Developer:	CFC Corporation

1606 Juanita Lane, Suite A
Belvedere, CA 94920
Attn: Charles Oewel
Engineer: SRI Design
4610 University Ave. Suite 1018
Madison, WI 53705
Attn: Jun Lee

Building Uses and Areas

Existing Building- Total Area of 15,266 SF

Chapel and Student Center- 11,566 SF

Office- 1,200SF

Restaurant- 2,500 SF

New Building- Total Area of 75,585 SF

Student Housing and ancillary Facilities- 61,588 SF

Office- 13,987 SF

Total Building Area- 90,851 SF

Number of Employees and Hours of Operation- 6 including 2 pastors, business manager, accountant, and property management. The residential building will operate at all hours of the day to serve the residents and the Student Center will operate from 8:30 AM to 11:00 PM.

Bedrooms per Dwelling Unit/ Total Bedrooms all located in one building

Units- 44 Units with a unit mix of 29 4 BR, 11 3BR, 2 2BR and 2 1BR units

Bedrooms- 153

A Tabulation Form of the project scheduling parking, setbacks, building height, areas and open space provided appears on the cover page of the Architectural Drawings dated 7/10/05 prepared by Sue and Associates sent to you under separate cover.

Occupancy

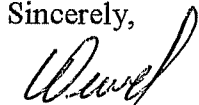
The building will serve approximately 230 student residents. There will be school aged children.

Trash Removal

A centrally located trash chute will be located on each floor for the convenience of the residents. The trash is collected at the Ground Floor in rollable dumpsters located within an enclosed trash storage room. A loading/unloading parking space measuring 11' by 35' is adjacent to the trash storage room for the use of refuse disposal trucks.

Pres House is happy to present this architecturally significant project for your review.

Sincerely,



Charles G. Oewel
President
CFC Corporation

Encl.

cc: Randy Bare

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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
GQ _____
Zoning District _____
For Complete Submittal
Application _____ Letter of Intent _____
IDUP _____ Legal Descript. _____
Plan Sets _____ Zoning Text _____
Alder Notification _____ Waiver _____
Ngrhd. Assn Not. _____ Waiver _____
Date Sign Issued _____

1. **Project Address:** 731 State Street **Project Area in Acres:** 0.61

Project Title (if any): Pres House Renovation and Addition

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>126</u> to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Presbyterian Student Center Foundation Company: _____
Street Address: 731 State Street City/State: Madison, WI Zip: 53703
Telephone: (608) 257-1030 Fax: (608) 257-6639 Email: ted@preshouse.org
Project Contact Person: Charles Coewel Company: CFC Corporation
Street Address: 1606 Juanita Lane, Ste. A City/State: Belvedere, CA Zip: 94920
Telephone: (415) 789-0161 Fax: (415) 789-0497 Email: coewel@cfccorp.com
Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Mixed use with chapel, restaurant and student center facilities in a renovated heritage building and office and student housing in a newly constructed building.

Development Schedule: Commencement May, 2006 Completion August, 2007

CONTINUE →

5. Required Submittals:

- ☒ **Site 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:
- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- ☒ **Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- ☒ **Filing Fee:** \$ 1,200 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- ☐ For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- ☒ A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- ☒ A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 Downtown Plan, which recommends:
- Articulate design principles in the near campus zone with PUD zoning for this property.
- ☐ **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:
- The 30 day notice was waived by Austin King and concurred by Brad Murphy
- 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 Counter and Planning Unit staff; note staff persons and date.
- Planner Tim Parks Date 3/16/05 | Zoning Staff Kathy Koeck Date 3/16/05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Charles Dewel Date 7/12/05

Signature Dewel Relation to Property Owner Development Consultant

Authorizing Signature of Property Owner _____ Date _____

Name/ Title

Meeting Dates

Bradley J. Murphy A.I.C.P

3/16/05 5/3/05

Director, Planning Unit

Kathy Voeck

3/16/05

Assistant Zoning Administrator, Inspection Unit

Timothy M. Parks

3/16/05 5/3/05

Planner, Planning Unit

Hickory R. Hurie

3/16/05 6/7/05

CD Supervisor, Community Development Block Grant

Barbara Constans

3/16/05 6/7/05

Grants Administrator, Planning and Development

Zoning Text

PUD-SIP

Pres House Renovation and Addition, 731 State Street

Legal Description: The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed use development with 12,000 square feet of office, student housing with 44 dwelling units and associated student lounges, and the renovation of a Landmarked building with 15,266 square feet of restaurant, chapel and student center area.
- B. **Permitted Uses:** The following are permitted uses within the PUD district.
 - 1. Multifamily residential uses as allowed in the R-6 zoning district.
 - 2. Commercial uses as allowed in the C-2 zoning district.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** As shown on the approved plans.
- G. **Usable Open Space Requirements:** As shown on the approved plans.
- H. **Parking & Loading:** As shown on the approved plans.
- I. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in M.G.O. 28.03 for the R-6 zone.
- J. **Alterations and Revisions:** No alteration or revision of this PUD shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Exhibit A

The lands are contained in two parcels containing 26,487 square feet of land described as:

Lot 1, Block 5, University Addition containing 11,352 square feet of land.

Lot, 14, Block 5, University Addition containing 15,135 square feet of land

Inclusionary Student Housing Leasing Plan
Pres House Student Housing Development

731 State Street

July 6, 2005

1. Project Narrative

General Character of the Development: The Pres House development will renovate the 15,266 square foot heritage building, distinguished by its Landmarked status, and new construction of a 6 story mixed use building containing 75,585 square feet of area. The heritage building is located at the southeast corner of State Street Mall and Murray Mall. The new construction will face Murray Mall south and adjacent to the heritage building. The mixed-use nature of this development will accommodate 12,000 square feet of office, 44 one, two, three and four bedroom apartment units containing 153 bedrooms and 233 beds and associated student lounges, meeting rooms and a leasing office. The site contains 26,486 square feet of land and is located within the Central Downtown Area, which does not require off street parking. This development will provide 5 parking spaces for loading, drop off and delivery, 1 handicapped space, 3 motorcycle parking spaces and 28 bicycle spaces. At the request of University planners, Pres House dropped plans for a 35-car garage and will build the ground floor office space in its place.

The student housing contained in this development will be leased by the bed. Accordingly, an inclusionary unit is defined as a bed within a bedroom. In the case of a single occupancy bedroom, each bed will be designated with the bedroom numbered on the plan. About 50% of the bedrooms will be single occupancy and 50% will be double occupancy. The double occupancy bedrooms will satisfy the 12 units at 50% AMI, and the single occupancy bedrooms will satisfy the 23 units at 60% AMI. In the case of a double occupancy bedroom, each bed will be designated with the bedroom numbered on the plan A or B.

2. Owner, Developer Identification

Owner and Developer: Presbyterian Student Center Foundation, 731 State Street, Madison, WI 53703 Attn: Ted Schmidt

Developer Representative: CFC Corporation, 1606 Juanita Lane, Suite A, Belvedere, CA, 94920 Attn: Charles Oewel

3. Construction Schedule

Pres House will commence construction in May 2006, and complete construction in August 2007. The student housing will be located in one building

and the inclusionary units will be completed at the same time as the market rate units.

4. Plans

Plans drawn to scale have been sent under separate cover. Each bedroom is numbered as a unit number on each floor. The location and distribution of the inclusionary units is as follows:

			<u>50%AMI</u>	<u>60%AMI</u>
Ground Floor-	2 units @ 50% AMI	Unit 110 A and B	2	
	3units @ 60% AMI	Unit 202, 204, 229		3
Second Floor-	2 units @ 50% AMI	Unit 222 A and B	2	
	4 units @ 60% AMI	Unit 202, 204, 223, 229		4
Third Floor-	2 units @ 50% AMI	Unit 310 A and B	2	
	4 units @ 60% AMI	Unit 302, 304, 323, 329		4
Fourth Floor-	2 units @ 50% AMI	Unit 422 A and B	2	
	4 units @ 60% AMI	Unit 402, 404, 423, 429		4
Fifth Floor-	2 units @ 50% AMI	Unit 508 A and B	2	
	4 units @ 60% AMI	Unit 502, 504, 523, 525		4
Sixth Floor-	2 units @ 50% AMI	Unit 606 A and B	2	
	4 units @ 60% AMI	Unit 502, 504, 523, 525	—	<u>4</u>
Totals			12	23

PART 1 – DEVELOPMENT INFORMATION:Project or Plat Pres House Renovation and AdditionProject Address: 731 State Street Project Area (in acres): 0.61Developer: Presbyterian Student Center Foundation Representative: Charles CoewelStreet Address: 1606 Juanita Lane, Ste. A City/State: Belvedere, CA Zip: 94920Telephone: (415) 789-0161 Fax: (415) 789-0497 Email: coewel@cfccorp.com

Agent, If Any: _____ Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

PART 2 – PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family						
Duplexes						
Multi-Family Beds			198	35	233	0.61
TOTAL Beds			198	35	233	0.61

PART 3 – AFFORDABLE HOUSING DATA:

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Anticipated Sale Price							
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI			12	23			35
Maximum Monthly Rent Price			\$ 640	\$ 768			

PART 4 – DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio/1 Bdrm	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio/1 Bdrm	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:										
Minimum Floor Area:										
Rental Units With:										
Minimum Floor Area:		346	173				346	173		

CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input checked="" type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box ☐ and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT'S DECLARATION:

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	✓		
Proportion of attached and detached IDU units is similar to Market rate.	✓		
Mix of IDUs by bedroom size is similar to market rate.	✓		

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) (continued)	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	✓		
IDUs are to be built in phasing similar to market rate.	✓		
Pricing fits within Ordinance standards	✓		
Developer offers security during construction phase in form of deed restriction.	✓		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	NA		
Developer describes marketing plan for IDUs.	✓		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	✓		
Terms of sale or rent.	✓		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		✓	
Developer has requested waiver for off-site or cash payment.		✓	
Developer has requested waiver for reduction of number of units.		✓	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → June 16, 2005
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → July 7, 2005
- The applicant notified Alderperson Austin King of District 8 of this development proposal in writing on: → March 18, 2005

The applicant also notified Jeff Erxler of the State-Langdon neighborhood in writing on: → March 18, 2005

- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature Charles Dewel Date 7/6/05

Printed Name Charles Dewel Phone (415) 789-0161