

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # 25902

DATE SUBMITTED: <u>APRIL 6, 2012</u>	Action Requested
UDC MEETING DATE: <u>APRIL 18, 2012</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 111 EAST GILMAN STREET  
ALDERMANIC DISTRICT: 2 (MANIACI)  
OWNER/DEVELOPER (Partners and/or Principals) STEVEN FABICK  
111 E. GILMAN ST.  
MADISON, WI 53703  
ARCHITECT/DESIGNER/OR AGENT: GLUECK-ARCHITECTS  
116 N. FEW ST.  
MADISON, WI 53703  
CONTACT PERSON: JIM GLUECK  
Address: 116 N. FEW ST.  
MADISON WI 53703  
Phone: 251-2551  
Fax: 251-2550  
E-mail address: glueckarch@sbcglobal.net

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- 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:)

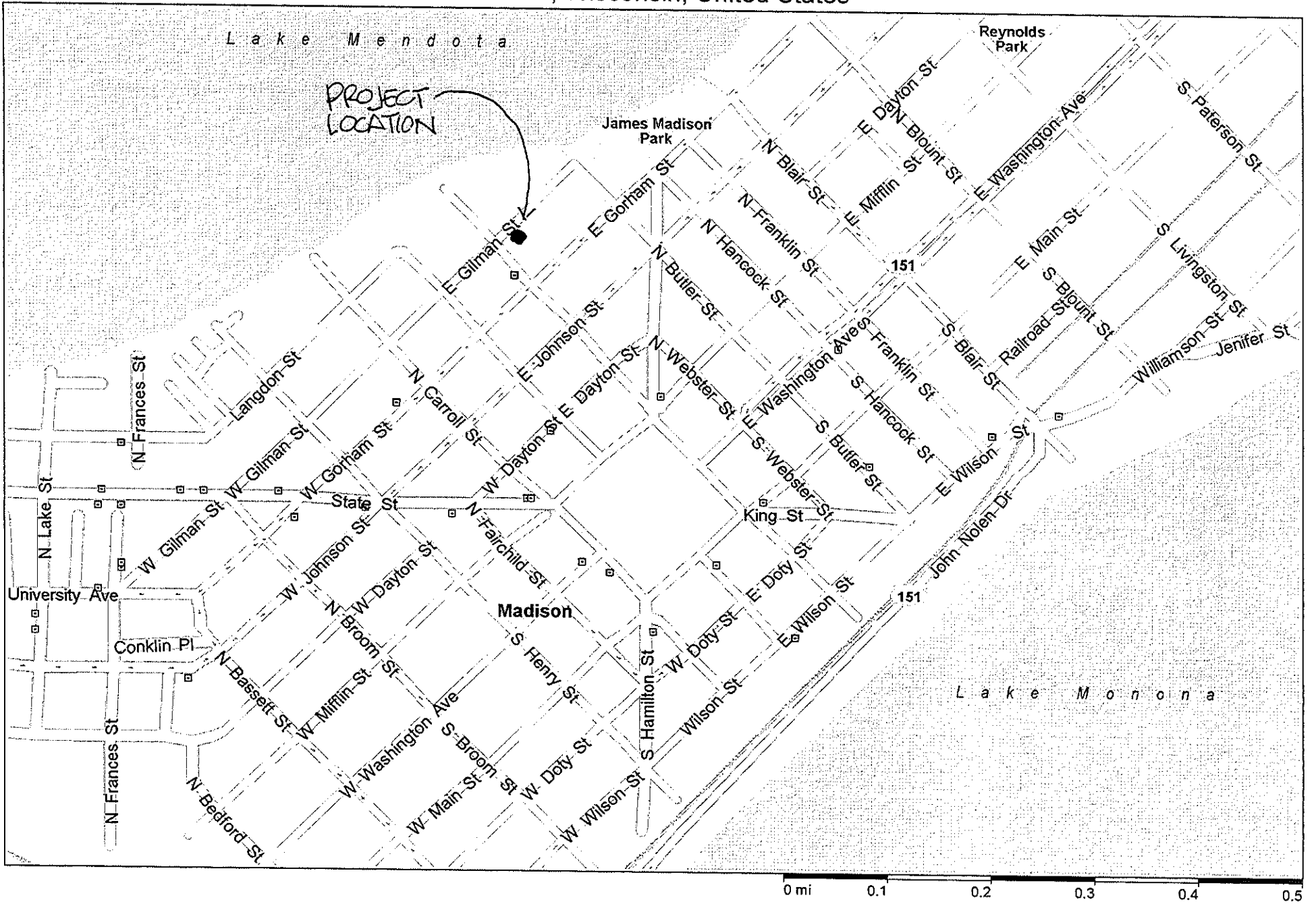
- R.P.S.M. Parking Variance (Fee required)

(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.

Madison, Wisconsin, United States



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LOCATOR MAP - 111 EAST GILMAN ST.

March 21, 2012

Planning & Development  
215 Martin Luther King Jr. Blvd.  
Madison, WI. 53701

RE: Letter of Intent - Re-Zone to PUD-SIP  
111 East Gilman Street  
Madison, Wisconsin

Our proposed project entails conversion of the existing carriage house at the rear of our property into a single-family residence. There is also currently a 3-unit residential structure at the front of the lot; no changes are proposed to this building. For the carriage house, the scope includes extensive remodeling of the interior space, exterior repairs, and windows added to the exterior, and an addition to create a partial third story. To make this possible, we are requesting rezoning from R6H to PUD/SIP. The property is located in the Mansion Hill District, which is within Council District 2. The alderperson is Bridget Maniaci.

We have met numerous times with the alder and with neighborhood groups and plan to continue to meet as the project develops. Landmarks Commission has already reviewed this project and has recommended approval of a Certificate of Appropriateness.

The project will begin construction in July 2012 and will be ready for occupancy in December 2012.

Lot is 4960 square feet.  
Front building has a 1285 square foot footprint.  
Existing carriage house has a 980 square foot footprint.

Proposed Usage:

- 1 efficiency unit (existing)
- 1 one-bedroom unit (existing)
- 2 two-bedroom units (1 existing, 1 proposed)

Parking:

- 3 spaces total (2 existing in carriage house, 1 new surface space)
- 4 spaces for bikes, including 1 in carriage house garage and 3 surface spaces

Development Team:

Owner: Steven Fabick  
111 East Gilman Street  
Madison, WI. 53703  
219-1982

Architect: Glueck Architects LLC  
116 North Few Street  
Madison, WI 53703  
251-2551, 251-2550 FAX

General Contractor: Another Choice Inc.  
2766 Jacquelyn Drive  
Fitchburg, WI 53711  
273-3309

LEGAL DESCRIPTION

Parcel A: Part of Lot 2, Block 96, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the North corner of said lot; thence Southwest along Gilman Street 40 feet; thence Southeast parallel to Pinckney Street 100 feet; thence Northeast parallel with Gilman Street, 10 feet; thence Southeast parallel to Pinckney Street 32 feet to the Southeast line of said Lot 2; thence Northeast along the Southeast line of said Lot 2, 30 feet to the East corner of said Lot 2; thence Northwesterly along the Northeast line of Said Lot 2, to the place of beginning.

Parcel B: Together with a right of way 8 feet in width on Gilman Street and 100 feet in depth as described in Deed recorded in Vol. 241 of Deeds, page 481, also the right to use the driveway extended from North Pinckney Street to the driveway above described as established in Deed of Dwight to Kemp recorded in Vol. 334 of Deeds, page 88.

Tax Parcel Number 241-0709-144-0410-1

**ZONING TEXT FOR DEVELOPMENT**  
**111 East Gilman Street**

Planned Unit Development District

Legal Description: The lands subject to this planned unit development district shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose

The Planned Unit development is established as a multifamily residential district to provide flexibility in land planning. The planned unit development is established to provide for a development that includes the existing three-unit building along East Gilman Street and a single-family dwelling to be created in the existing carriage house at the rear of the property. A partial third floor will be added to the carriage house. Parking is to be provided, including one new surface space and two existing spaces in the carriage house.

B. Permitted Uses

The P.U.D. will be developed for residential purposes. The following uses are permitted:

- 1) As provided in R-6 residential district
- 2) Multi-family dwellings
- 3) Single-family dwellings
- 4) Accessory Uses including but not limited to the following:
  - a) Home occupations and professional offices in a house as defined in Sec. 28.03 (2) of the City of Madison Zoning Code.
  - b) Dependency living arrangements for persons with disabilities.

C. Lot Area:

4960 square feet

D. Building Height

Maximum building height shall be three stories.

E. Yard Requirements

Yard area shall be provided as shown on approved plans.

F. Landscaping

Site landscaping will be provided by as shown on approved plans.

G. Accessory Off-Street Parking & Loading

1. Accessory off street parking will be provided as shown on approved plans.
2. Bicycle parking shall be provided as shown on approved plans.

H. Lighting:

Site lighting will not be provided.

I. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 District, and as shown on approved plans.

J. Family Definition:

The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinances for R-6 district.

K. Alterations & Revisions:

No alteration or revision of this Planned Unit Development shall be permitted unless 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 & Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

Exhibit A

See attached drawings, including site plan.



