



# City of Madison

## Proposed Conditional Use

Location  
529 North Pinckney Street

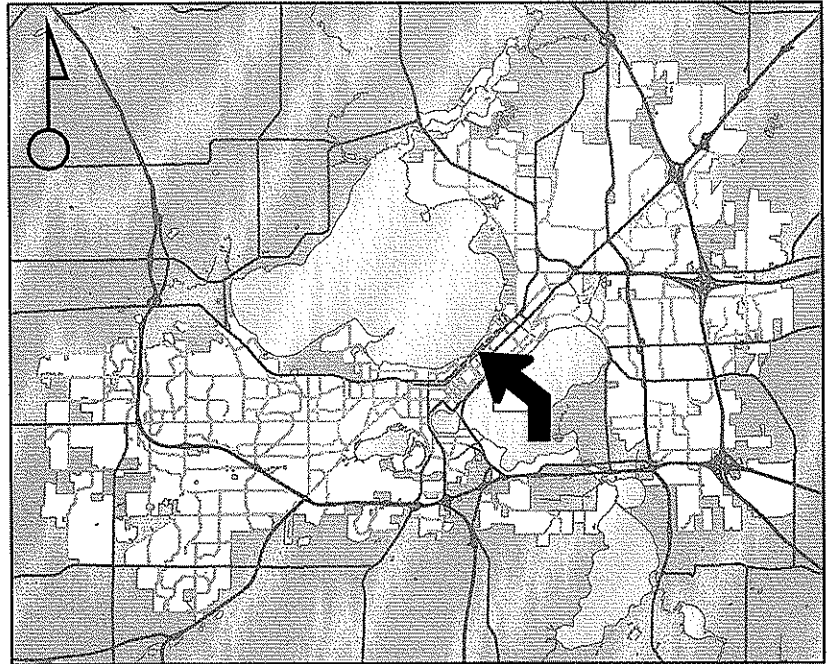
Project Name  
Apex Unit Addition

Applicant  
Stephen Sundstrom – Apex Property/  
Peter Rott – Isthmus Architecture

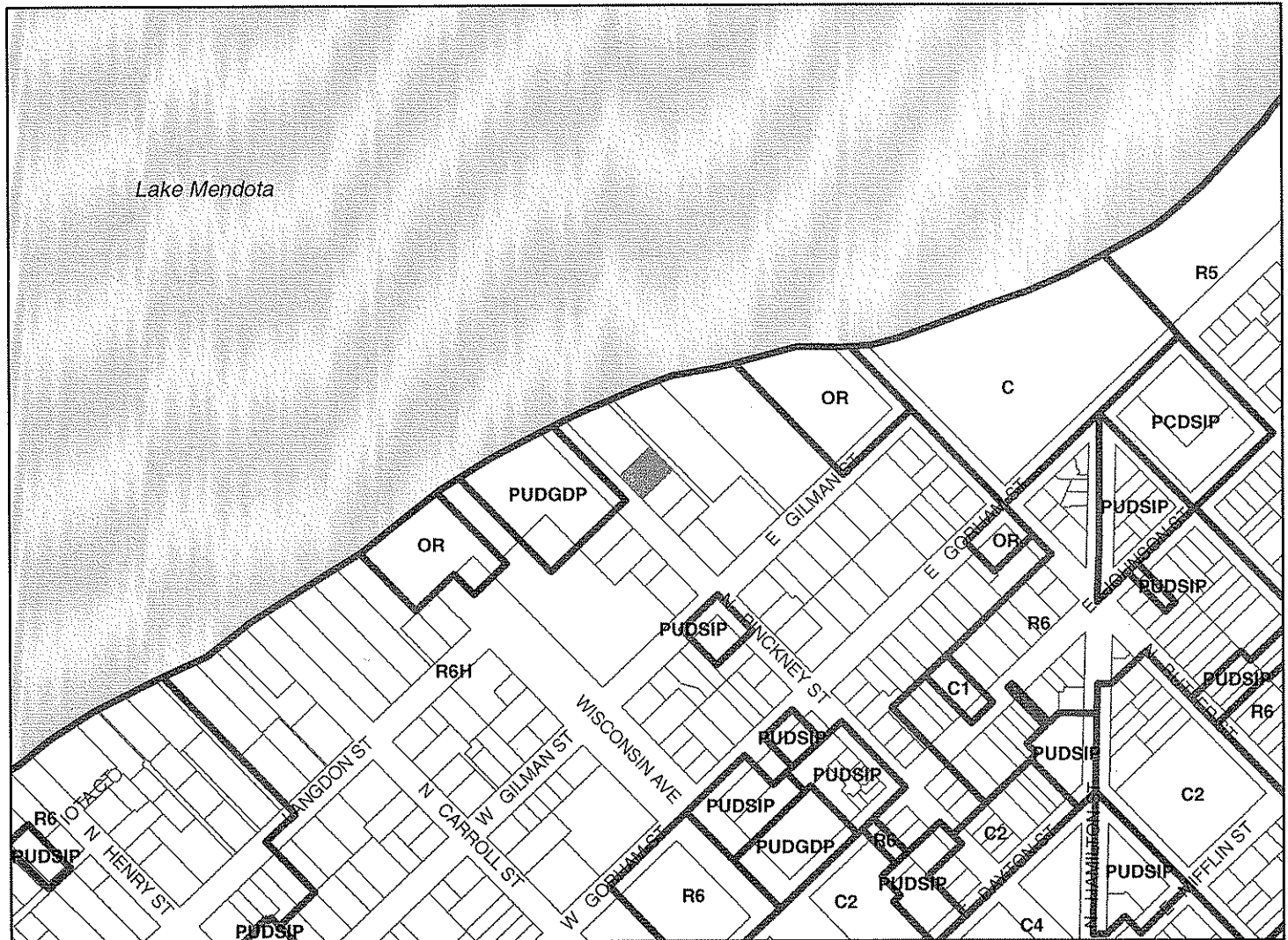
Existing Use  
Multi-Family Building

Proposed Use  
Allow Additional Unit in Existing  
Multi-Family Building

Public Hearing Date  
Plan Commission  
09 February 2009



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 January 2009



# 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](http://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 \$500 Receipt No. 96617  
 Date Received 11/26/08  
 Received By [Signature]  
 Parcel No. 0709-144-0210-5  
 Aldermanic District 2  
 GQ Hist. Dist. - Madison Hill  
 Zoning District R6M  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP  Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver   
 Nbrhd. Assn Not.  Waiver   
 Date Sign Issued 11/26/08

1. Project Address: 529 N. PINCKNEY ST. Project Area in Acres: \_\_\_\_\_

Project Title (if any): \_\_\_\_\_

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ 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

Conditional Use     Demolition Permit     Other Requests (Specify): \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Stephen Sundstrom Company: Apex Property Management, Inc.  
 Street Address: 1741 Commercial Ave. City/State: Madison, WI. Zip: 53704  
 Telephone: (608) 255-3753 Fax: (608) 255-5668 Email: ssundstrom@apexrents.com

Project Contact Person: Peter Rott Company: Isthmus Architecture, Inc.  
 Street Address: 613 Williamson St. City/State: Madison WI Zip: 53703  
 Telephone: (608) 294-0206 Fax: (608) 294-0207 Email: rott@is-arah.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: Addition of one dwelling unit within existing envelope of multi-family building.

Development Schedule: Commencement winter 2008-09 Completion Spring 2009

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 1/2 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:** \$ 500 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](mailto: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 \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ 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:

Brenda Konkel Alderperson, October 29, 2008

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 \_\_\_\_\_ Date \_\_\_\_\_ | Zoning Staff Jenny Andrew Fielding Date 10/22/08

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

Printed Name PETER ROTT Date 11/25/08

Signature [Signature] Relation to Property Owner architect

Authorizing Signature of Property Owner [Signature] Date 11/25/08



September 30, 2008

Mr. Bradley J. Murphy,  
Planning Unit Director  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

RE: Letter of Intent

Dear Mr. Murphy:

This letter is a request for an alteration of an existing conditional use permit for the proposed multi-family renovation project located at 529 North Pinckney Street, Madison, WI. This property is currently zoned HIS-MH-R6H and is comprised of 14 dwelling units. The proposed project will add one dwelling unit with two bedrooms, encompassing 1,304 gross square feet, located on the existing top level of the building.

The proposed dwelling unit will be in compliance with the Federal Fair Housing Act. The proposed project scope will be confined to the interior of the building envelope.

The family definition for this proposed project shall coincide with the definition given in the City of Madison General Ordinances. Occupancy loading conditions shall not exceed limits set by applicable State of Wisconsin and Madison minimum housing code.

Additional information on the project is as follows:

Current Building Unit Mix:	2- 2 bedroom units 3- 1 bedroom units 9- efficiency units
Owner:	Apex 529 LLC. 1741 Commercial Avenue Madison, WI 53704
Architect:	Isthmus Architecture, Inc. 613 Williamson Street, Suite 203 Madison, WI 53703 (608) 294-0206

The anticipated development schedule is as follows:

Commencement:	Fall/Winter 2008
Completion :	Spring 2009

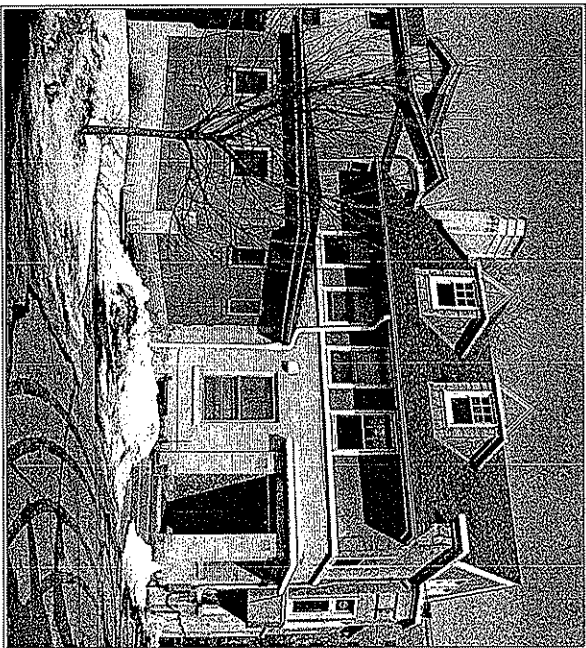
Sincerely,

Apex Property Management, Inc.

Stephen Sundstrom

[www.apexrents.com](http://www.apexrents.com)

1741 Commercial Avenue Madison, WI 53704  
Phone 608.255.3753 Fax 608.255.5668



# 529 N. PINCKNEY THIRD FLOOR INTERIOR RENOVATION

529 NORTH PINCKNEY STREET  
MADISON, WISCONSIN

FOR APEX REMODELING, INC.

**SCOPE DRAWINGS**

DRAWINGS FOR THIS PROJECT ARE SCOPE DOCUMENTS. SCOPE DOCUMENTS CONSIST OF THE ARCHITECTURAL DRAWINGS, THE DRAWINGS SHOWING BOTH LIMITED SPECIFICATIONS AND GRAPHIC INFORMATION. SCOPE DRAWINGS SET FORTH THE PARAMETERS OF THE PROJECT BUT DO NOT CONSTITUTE A CONTRACT AND SHOULD NOT BE USED AS SUCH. THE SPECIFICATIONS AND GRAPHIC INFORMATION DO NOT CONSTITUTE A CONTRACT AND SHOULD NOT BE USED AS SUCH. THE SPECIFICATIONS AND GRAPHIC INFORMATION ARE NOT INCLUDED, HOWEVER, PARTICULAR REQUIREMENTS OF THESE DRAWINGS AS RELATED TO THIS PROJECT ARE INDICATED. THE ITEMS SET FORTH IN THESE DRAWINGS ARE NOT TO BE CONSIDERED A CONTRACT. THE CONTRACT IS THE WRITING OVER THIS PROJECT SUBSTITUTION OF ANY OF THESE ITEMS MUST BE AUTHORIZED IN WRITING BY BOTH OWNERS AND ARCHITECT IN WRITING PRIOR TO PROCEEDING.

**SELECTIVE REMOVAL**

THIS PLAN ENCOMPASSES THE REMOVAL OF EXISTING BUILDING AND SITE ELEMENTS. OVERLAPPING SHIP SHOWN ON THIS DRAWING.

THE PROCESS INCLUDES: CAREFULLY IDENTIFYING, EXAMINING, DOCUMENTING, AND LABELING EXISTING BUILDING AND SITE ELEMENTS, COMPONENTS AND MATERIALS FOR THE PURPOSE OF REMOVAL, SALVAGE, RELOCATION, REINSTALLATION OR DISPOSAL.

**PROJECT TEAM**

**ARCHITECT**  
 ISTHMUS  
 ARCHITECTURE INC.  
 613 WILLIAMSON STREET  
 MADISON, WISCONSIN 53703

**OWNER**  
 APEX  
 529 LLC.  
 171 COMMERCIAL AVENUE  
 MADISON, WI 53703

PHOTO COURTESY OF  
 CONTRACTOR STEVE BLUMENSTADT  
 WWW.BLUMENSTADT.COM

**SITE & BUILDING INFORMATION**

**Legal Description:**  
 Original Plat Block 93, Part of Lot 1 Begun on the 22nd day of February 1837 in the corner of said Block, thence Northwesterly, 1033 feet thence East thence Southeastwesterly, 625 feet to the point of beginning.

**Zone:** HD-MH R1H

**Existing Parking:** 10 Stalls  
**Vehicle Parking:** 9 Stalls  
**Lot Area:** 6291 SQ. FT.  
**Lot Area Required:** 6350 SQ. FT.

**Building Area:**

Basement:	2781 SQ. FT.
First Floor:	2794 SQ. FT.
Second Floor:	2601 SQ. FT.
Third Floor:	187 SQ. FT.
<b>Total Building Area:</b>	<b>9053 SQ. FT.</b>

**Dwelling Unit Mix:**

Bedrooms:	1 Bedroom	6
	2 Bedroom	3
<b>Lot Coverage:</b>		<b>53.7%</b>

**Floor Area Ratio:** 118 (C 210)

**Unshaded Open Space Provided:** 1260 SF

**Shaded Open Space Provided:** 1447 SF

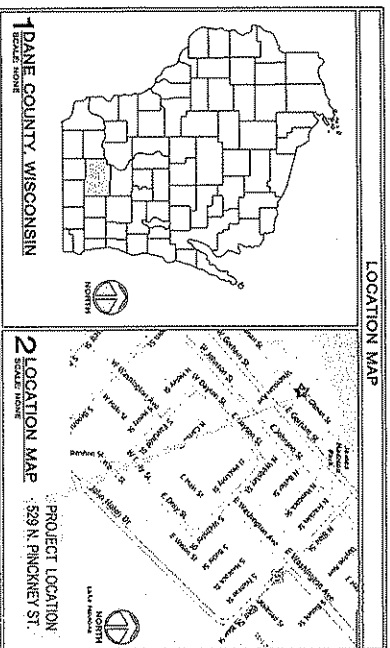
**Code as regulated by the State of WI:**

**Use and Occupancy Classification:** B2

**Attachment Level:** 2

**SHEET INDEX**

NO.	TITLE SHEET
110	SITE PLAN
111	EXISTING BASEMENT FLOOR PLAN
112	EXISTING FIRST FLOOR PLAN
113	EXISTING SECOND FLOOR PLAN
114	THIRD FLOOR PLAN - SELECTIVE REMOVAL
115	THIRD FLOOR PLAN & THIRD FLOOR SECTION



**ARCHITECT**  
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 613 WILLIAMSON STREET  
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 529 LLC.  
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PHOTO COURTESY OF  
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**NOT FOR CONSTRUCTION**

529 N. Pinckney  
 Third Floor Interior  
 Renovation

Sheet Title: T1.0

Scale: NONE

Drawn By: BR

Date: 10/20/08

Rev. Date: \_\_\_\_\_

Rev. Date: \_\_\_\_\_

Rev. Date: \_\_\_\_\_

Rev. Date: \_\_\_\_\_

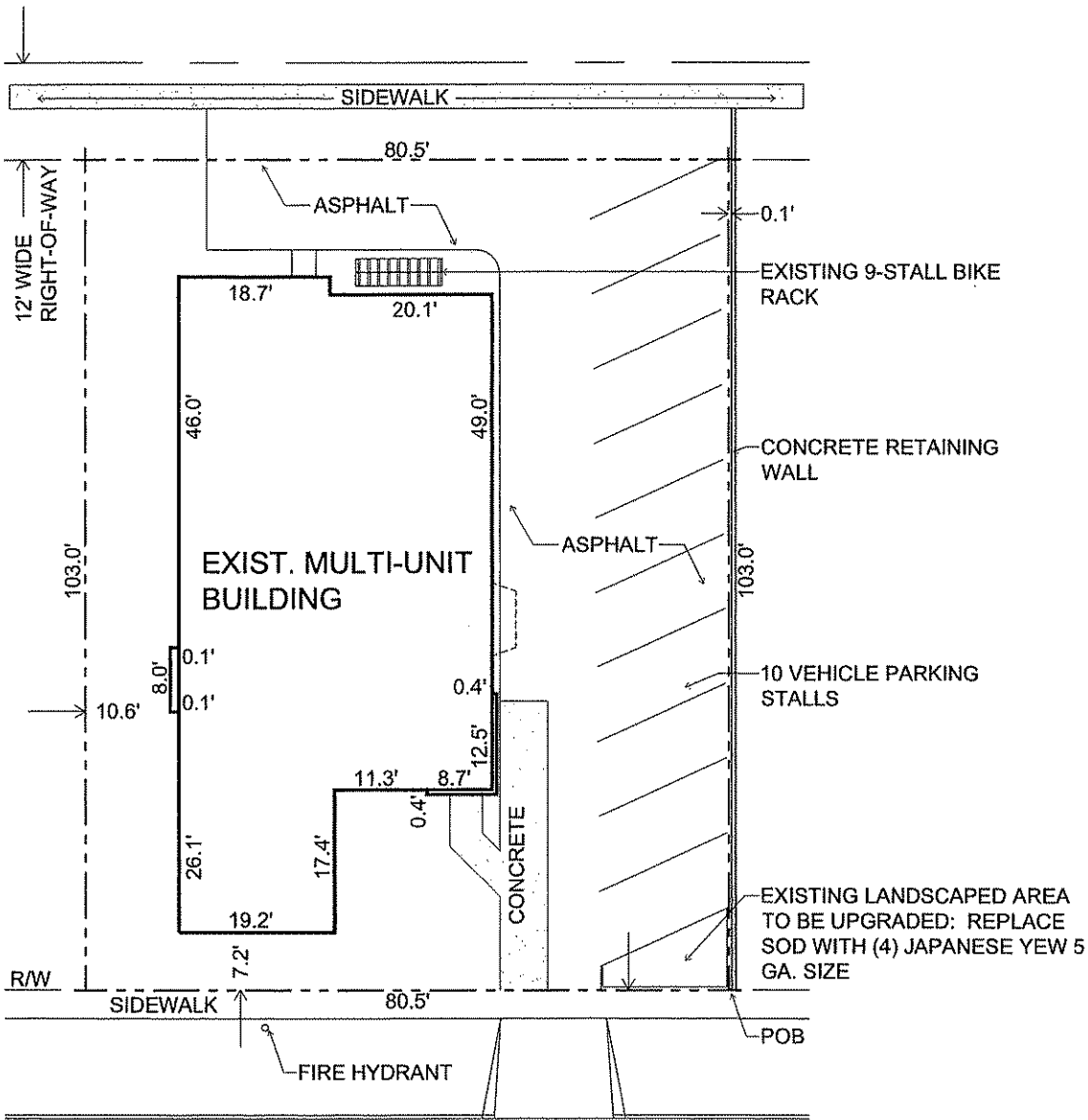
Rev. Date: \_\_\_\_\_

Rev. Date: \_\_\_\_\_

Sheet No: T1.0

**ISTHMUS ARCHITECTURE INC.**

613 Williamson Street  
 Suite 203  
 Madison, WI 53703  
 Phone: 608.294.0206  
 Fax: 608.294.1207



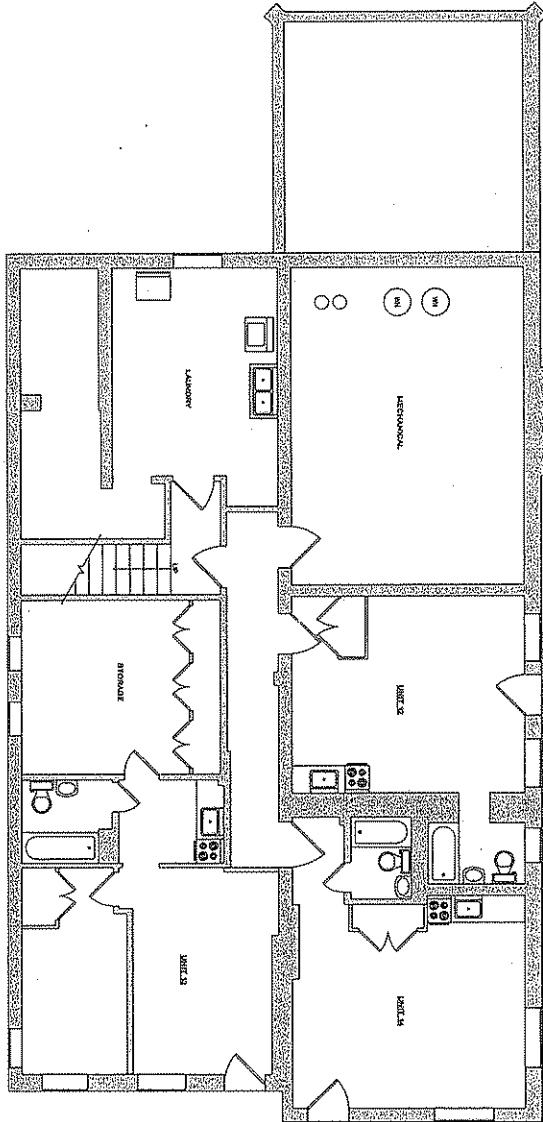
N. PINCKNEY ST.

**1 EXISTING SITE PLAN**  
SCALE: 1"=20'-0"

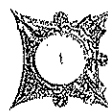
0' 5' 10' 20'



**NOTE:**  
CITY OF MADISON CENTRAL AREA BACKYARD PARKING STANDARDS, ZONE 1, APPLY TO THIS PROPERTY



1 EXISTING BASEMENT FLOOR PLAN - no work  
SCALE: 1/8" = 1'-0"



**Isthmus**  
ARCHITECTURE, INC.  
613 Williamson Street  
Suite 203  
Madison, WI 53703  
Phone: 608.294.0206  
Fax: 608.294.0207

529 N. Pinckney  
Third Floor Interior  
Renovation

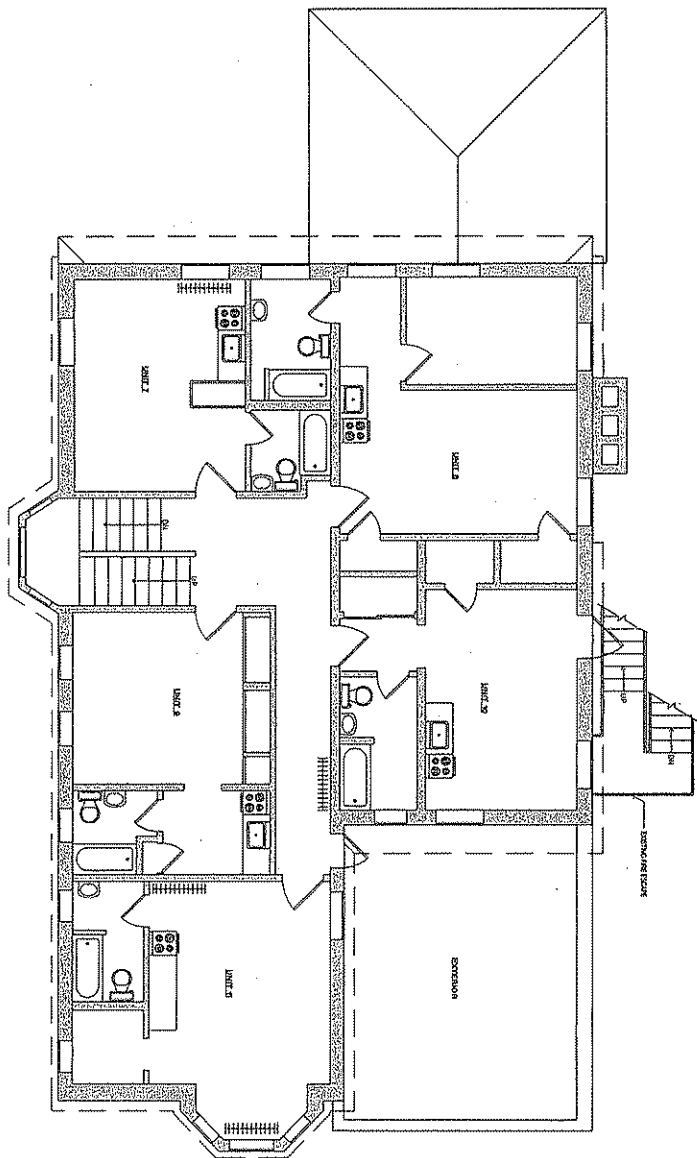
Project  
Proj. No.: 0203  
EXISTING BASEMENT  
FLOOR PLAN

Sheet Title  
Scale: 1/8" = 1'-0"  
Drawn By: RB  
Date: 06/20/08  
Rev. Desc: \_\_\_\_\_  
Rev. Desc: \_\_\_\_\_  
Rev. Desc: \_\_\_\_\_  
Rev. Desc: \_\_\_\_\_  
Rev. Desc: \_\_\_\_\_  
Sheet No:

A1.0







**EXISTING SECOND FLOOR PLAN - NO WORK**  
SCALE: 1/8" = 1'-0"



**ISTHMUS**  
ARCHITECTURE, INC.  
613 Williamson Street  
Suite 203  
Madison, VT 53703  
Phone: 608.294.0206  
Fax: 608.294.0307

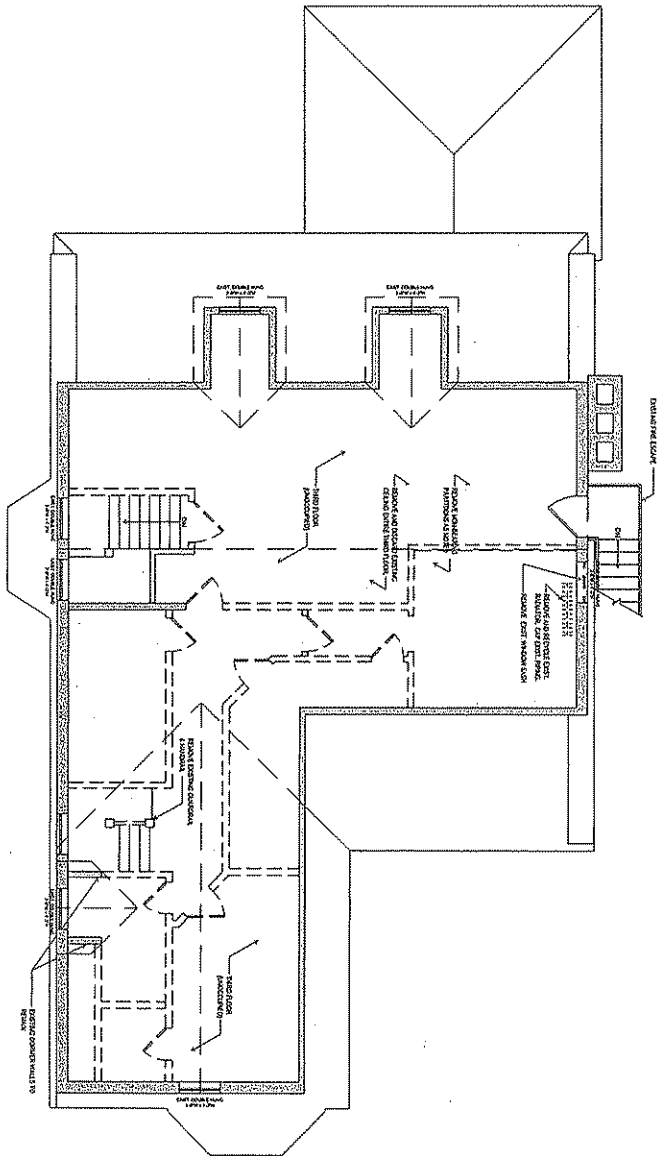


529 N. Pinckney  
Third Floor Interior  
Renovation

Project: 8823  
Prog. No.: 8823  
EXISTING SECOND  
FLOOR PLAN

Sheet Title:  
Scale: 1/8" = 1'-0"  
Drawn By: MW  
Date: 02/20/08  
Rev. Date:  
Rev. Date:  
Rev. Date:  
Rev. Date:  
Rev. Date:  
Sheet No:

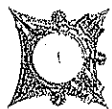
**A1.2**



THIRD FLOOR PLAN - SELECTIVE REMOVAL  
SCALE: 1/8" = 1'-0"



LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR TO BE REMOVED
	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN



**ISTHMUS**  
ARCHITECTURE, INC.  
613 Williams Street  
Suite 203  
Martinsville, VA 24103  
Phone: 608.294.0206  
Fax: 608.294.0207

529 N. Pinckney  
Third Floor Interior  
Renovation

Project  
Pkg. No. 603  
EXISTING THIRD  
FLOOR PLAN

Sheet Title	
Scale:	1/8" = 1'-0"
Drawn By:	BR
Disc:	102003
Rev. Desc:	
Rev. Desc:	
Rev. Desc:	
Rev. Desc:	
Rev. Desc:	
Sheet No.:	

A1.3

