



City of Madison

Proposed Rezoning, Conditional Use and Land Division

Location
3009 University Avenue & 3118 Harvey St

Applicant
Duke Dykstra – Shorewood House, LLC/
Bill Dunlop – JSD Professional Services

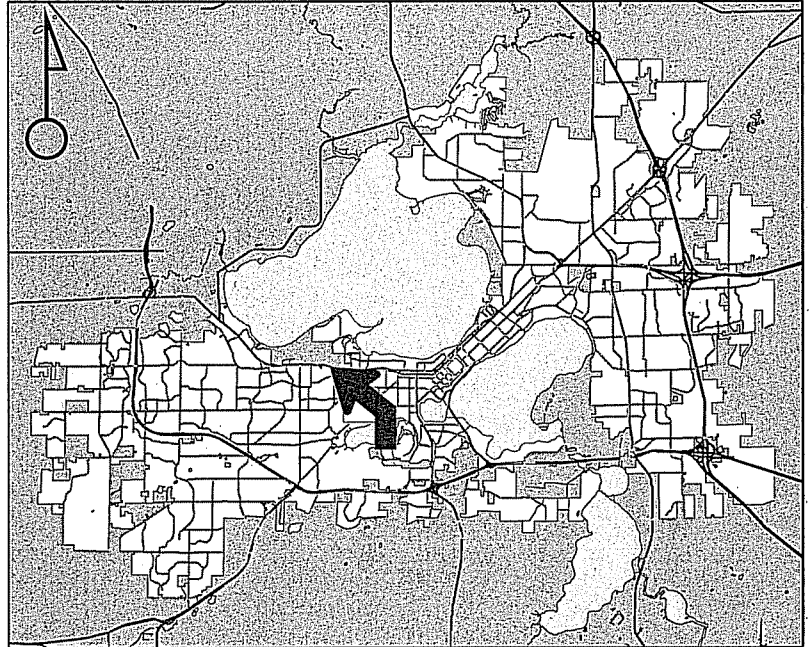
From: TR-U1 To: CC-T

Existing Use
Parking lot, mixed-use building
and apartment building

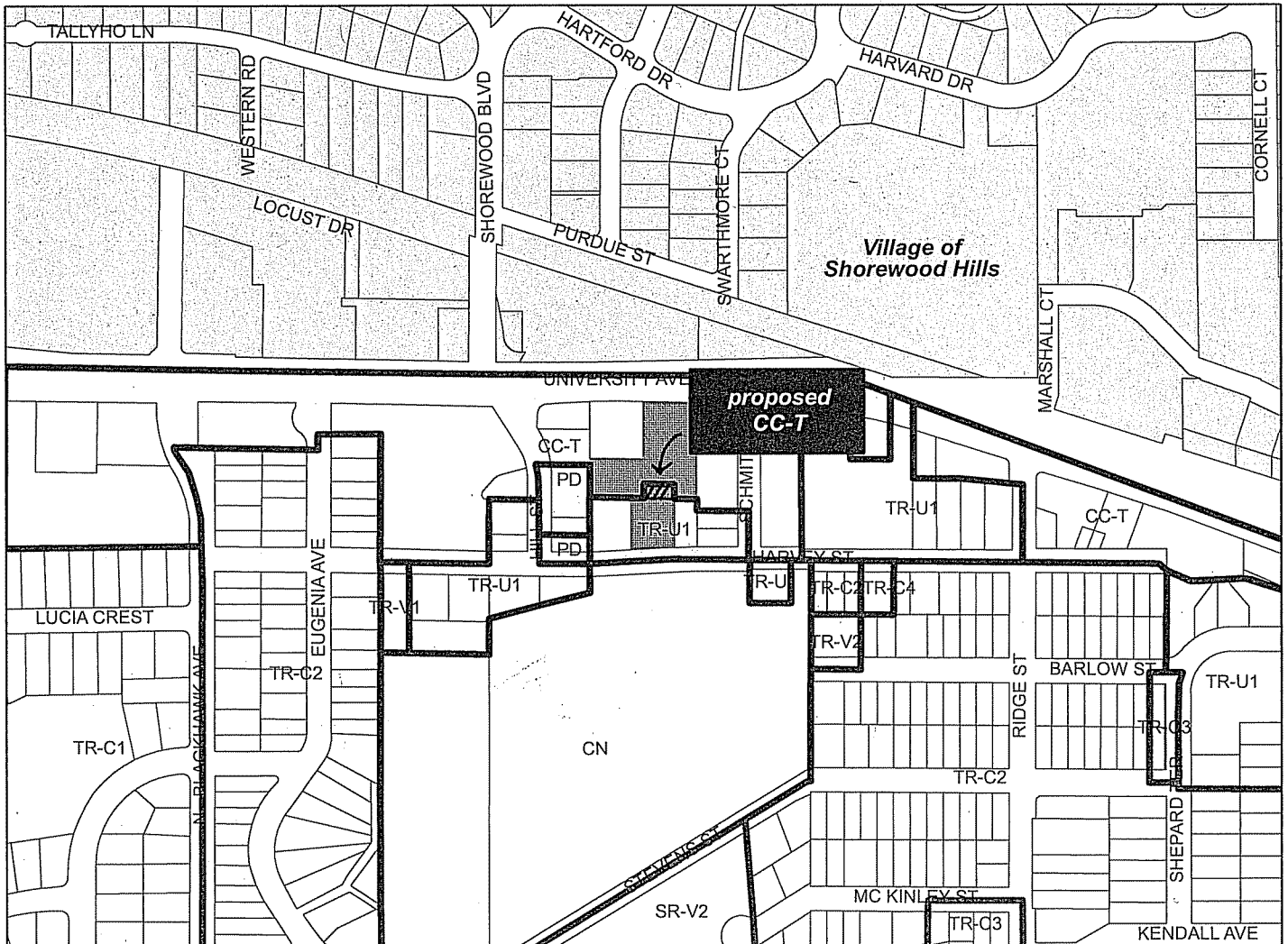
Proposed Use
Rezone a portion of 3118 Harvey Street,
approve a two-lot CSM revising common line
between properties, and construct carports in
the rear yards of existing mixed-use building
and apartment building (in UDD #6)

Public Hearing Date
Plan Commission
10 February 2014

Common Council
25 February 2014

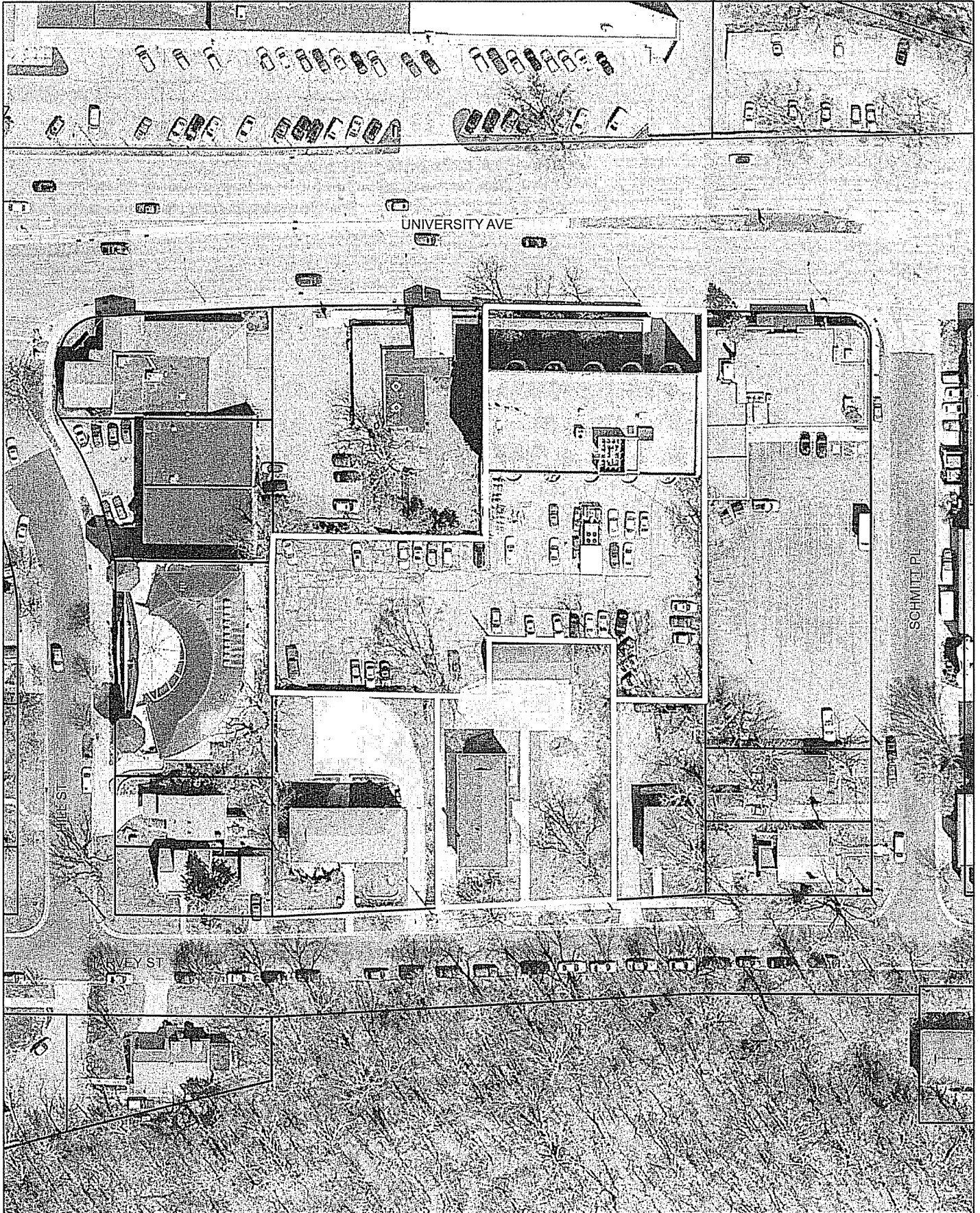


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 February 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid \$950 Receipt No. 149657
 Date Received 12/3/13
 Received By JL 0709-212-0314-0
 Parcel No. 0709-212-0302-5
 Aldermanic District 5-Shiva Bidar-Sielaff
 Zoning District TR-U1
 Special Requirements OK
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 3009 University Avenue/3118 Harvey Street
Project Title (if any): Shorewood House Fire Lane

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from** TR-U1 **to** CC-T (only the former garage parcel for 3118 Harvey)
- Major Amendment to Approved PD-GDP Zoning** **Major Amendment to Approved PD-SIP Zoning**
- Review of Alteration to Planned Development (By Plan Commission)**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Other Requests:** _____

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

Applicant Name: Duke Dykstra **Company:** Shorewood House LLC
Street Address: 3009 University Avenue **City/State:** Madison, WI **Zip:** 53705
Telephone: (608) 238-0501 **Fax:** () **Email:** duke@cleanplace.com

Project Contact Person: Bill Dunlop **Company:** JSD Professional Services
Street Address: 161 Horizon Drive **City/State:** Verona, WI **Zip:** 53593
Telephone: (608) 848-5060 **Fax:** (608) 848-2255 **Email:** bill.dunlop@jsdinc.com

Property Owner (if not applicant): Same as above
Street Address: _____ **City/State:** _____ **Zip:** _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Construct a fire lane across 3118 Harvey St and reconstruct parking areas on 3009 University and 3118 Harvey Street to accommodate the fire lane and provide covered parking.

Development Schedule: Commencement 03/01/14 Completion 06/01/14

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: Matt Tucker Date: 7/23/2013 Zoning Staff: _____ Date: 7/23/2013

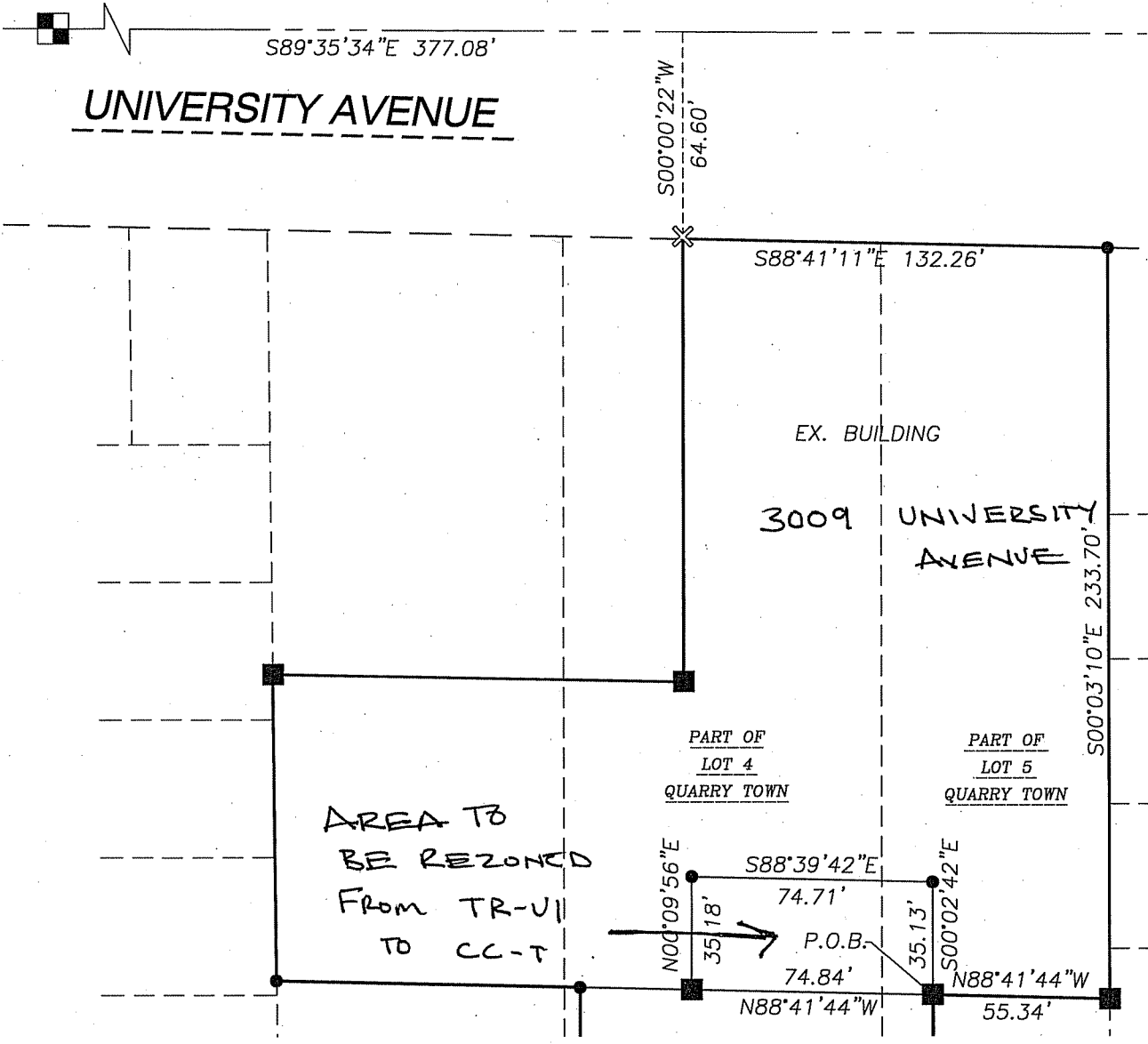
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Duke Dystra Relationship to Property: Owner

Authorizing Signature of Property Owner  Date 11-20-13

REZONING EXHIBIT
 PROVIDED BY APPLICANT

NORTHWEST CORNER OF
 SECTION 21-07-09
 1-1/4" REBAR IN CONCRETE



EXHIBIT

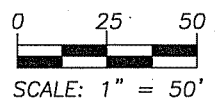
PART OF LOTS 4 AND 5, QUARRY TOWN, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PREPARED BY:
JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:
 DUKE DYKSTRA
 3009 UNIVERSITY AVENUE
 MADISON, WI 53705

PROJECT NO: 10-4352
 FILE NO: A-
 FIELDBOOK/PG: -
 SHEET NO: 1 OF 1

SURVEYED BY: JH
 DRAWN BY: TB
 CHECKED BY: JK
 APPROVED BY: HPJ



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