



City of Madison

Proposed Conditional Use

Location

1515 Morrison Street

Project Name

Leighton Accessory Building

Applicant

Linda Leighton/Bridget Pressentin-
Architectural Building Arts

Existing Use

Single-Family House

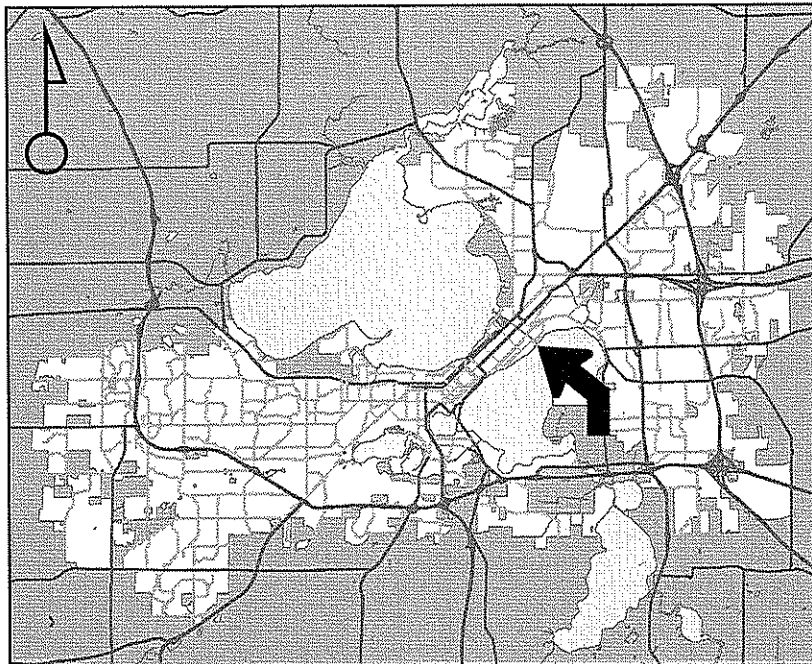
Proposed Use

Construct accessory building on
lakefront lot

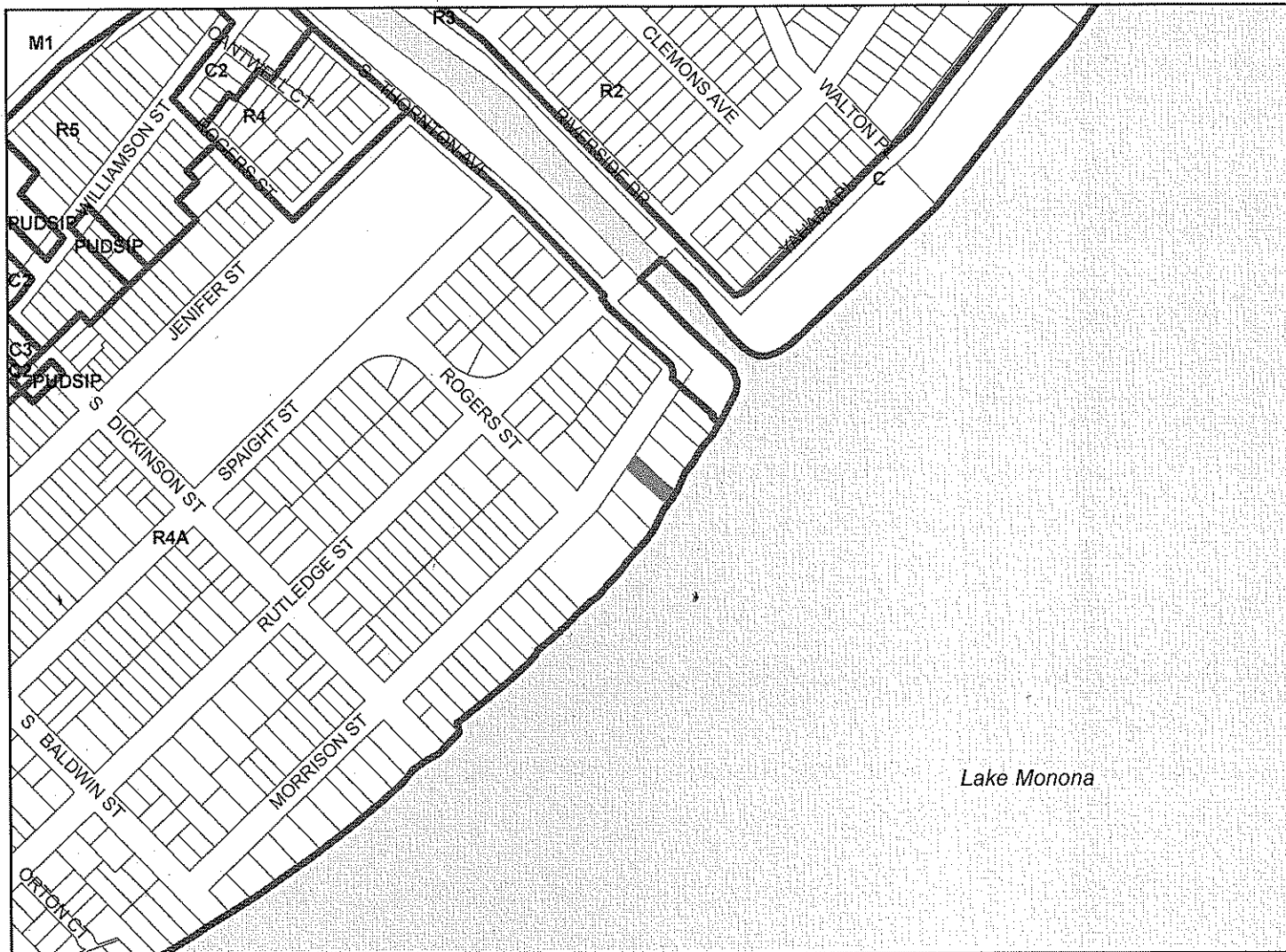
Public Hearing Date

Plan Commission

06 December 2010



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 November 2010





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:

Amt. Paid 550 Receipt No. 114859
Date Received 10/20/10
Received By PID.A.
Parcel No. 0710-072-2205-4
Aldermanic District 6 MARSHA RUMMEL
GQ O.K.
Zoning District R4A

For Complete Submittal

Application ☒ Letter of Intent ☒
IDUP ☐ Legal Descript. ☐
Plan Sets ☒ Zoning Text ☐
Alder Notification ☐ Waiver ☐
Ngrbrhd. Assn Not. ☐ Waiver ☐
Date Sign Issued ☐

1. Project Address: 1515 MORRISON ST. Project Area in Acres: _____

Project Title (if any): ACCESSORY BUILDING

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 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	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: STEVE LARSON Company: ARCHITECTURAL BUILDING ARTS
Street Address: 720 HILL ST. City/State: MADISON, WI Zip: 53705
Telephone: (608)233-2106 Fax: (608)233-2146 Email: LARSON@DESIGNBUILD.MADISON.COM

Project Contact Person: BRIDGET PRESSENTIN Company: ARCHITECTURAL BUILDING ARTS
Street Address: 720 HILL ST. City/State: MADISON, WI Zip: 53705
Telephone: (608)233-2106 Fax: (608)233-2146 Email: BRIDGET@DESIGNBUILD.MADISON.COM

Property Owner (if not applicant): LINDA LEIGHTON
Street Address: 1515 MORRISON ST. City/State: MADISON, WI Zip: 53705

4. Project Information:

Provide a general description of the project and all proposed uses of the site: ACCESSORY BUILDING- NEW SHED, FOR STORAGE OF GARDENING SUPPLIES

Development Schedule: Commencement JANUARY 2011 Completion FEBRUARY 2011
WEATHER DEPENDENT 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- ☐ **Filing Fee:** \$ 550 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 buildings, **photos** of the interior and exterior 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 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 the Madison Comprehensive Plan, which recommends:
Residential Use 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:

NOTE: 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 _____ Date _____

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

Printed Name STEVE LARSON Date 10/20/10
Signature [Signature] Relation to Property Owner DESIGNER

Authorizing Signature of Property Owner _____ Date _____

October 20, 2010

To: City of Madison Plan Commission

Re: Statement of Intent for the Construction of an Accessory Building at 1515 Morrison St.

To Whom It May Concern:

Architectural Building Arts, Inc., on behalf of our client Linda Leighton, propose the following changes to her property at 1515 Morrison Street. The purpose of the change is to add necessary storage space to the property which lacks a garage.

- *Construct a new storage shed for the purpose of storing gardening tools and equipment as per plans (proposed footprint 40 sf)*
- *Maximum height of the proposed shed is 8ft*
- *All exterior materials will match the existing structure including painted wood siding to match existing screen porch and shingles to match the existing roof*
- *The estimated start of construction is January 2010. The estimated completion date is February 2011 .*
- *The designer and contractor is Architectural Building Arts, Inc.*

Architectural Building Arts, Inc.

Contact: Bridget Pressentin

720 Hill Street

Madison, WI 53705

MORTGAGE SURVEY

SCALE: NTS

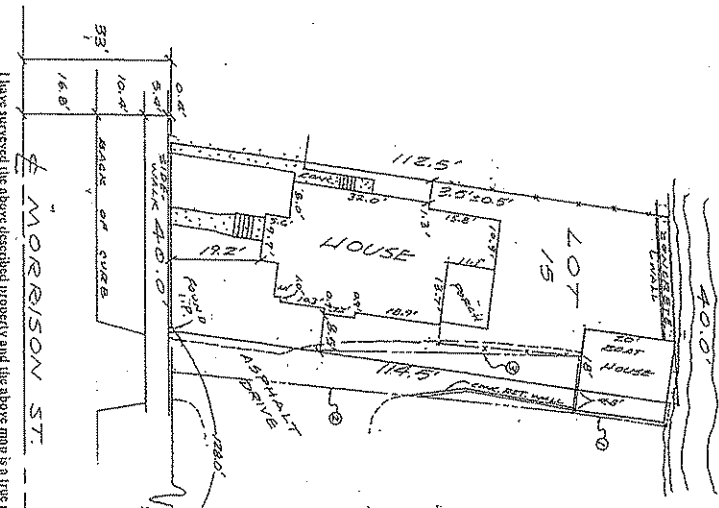
EXHIBIT "A"

VOL 11277 PAGE 20

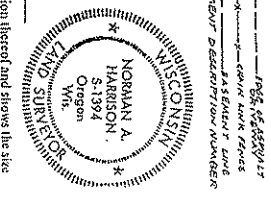
900 John Nolen Drive
Mortgage Survey Associates
Suite 155
Madison, WI 53711
608-257-6722
Residential and Commercial Mortgage Inspection and Survey
Registered Engineers & Surveyors

MORTGAGE INSPECTION DESCRIPTION: LOT 15, MCCORMICK BEAR OF PART OF BLOCK 294, ORIGINAL PLAT OF THE CITY OF MADISON, DANE COUNTY, WISC.
OWNER: LEIGHTON
REQUESTED BY: MOIS, MADONALD, WIDDER

LAKE MONONA



NOTE: THIS MAP IS INTENDED TO CORRECT THE MORTGAGE INSPECTION FOR THIS PROPERTY DATED 2/21/06. NUMBERS 1, 2, 3 REFER TO PROPOSED CHANGES TO THE LOT 15. CHANGES ON ADDITION (2) DRIVEWAY ON THE ADJOINER (3) DRIVEWAY ON LOT 15.



I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, appurtenant easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of those who mortgage or guarantee title to the above within (1) one year from the date hereof, and as to them I certify the accuracy of said survey and map, and with their agreement has been made that the requirements of Wisc. Admin. Code [AE 5.01(3), (5)(b)(d), and (6)] are waived as per AE 5.01.

Dated this 25 Day of October, 1988 Surveyor *Norman A. Harrison*

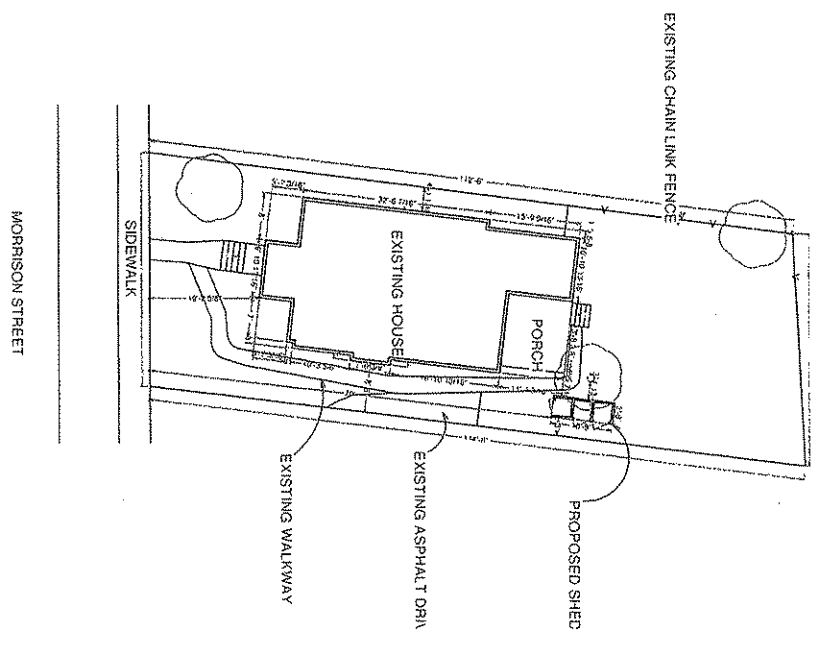
BRIDGET PRESENTIN
7701 HILL STREET
MADISON, WI 53705
608-233-2104
WWW.BRIDGETPRESENTIN.COM

ARCHITECTURAL
BUILDING
ARTS

ACCESSORY GARDEN SHED
LINDA LEIGHTON
1515 MORRISON STREET
MADISON, WI

10/20/10

Specializing in Creative Transformation...



Specializing in Creative Transformation...

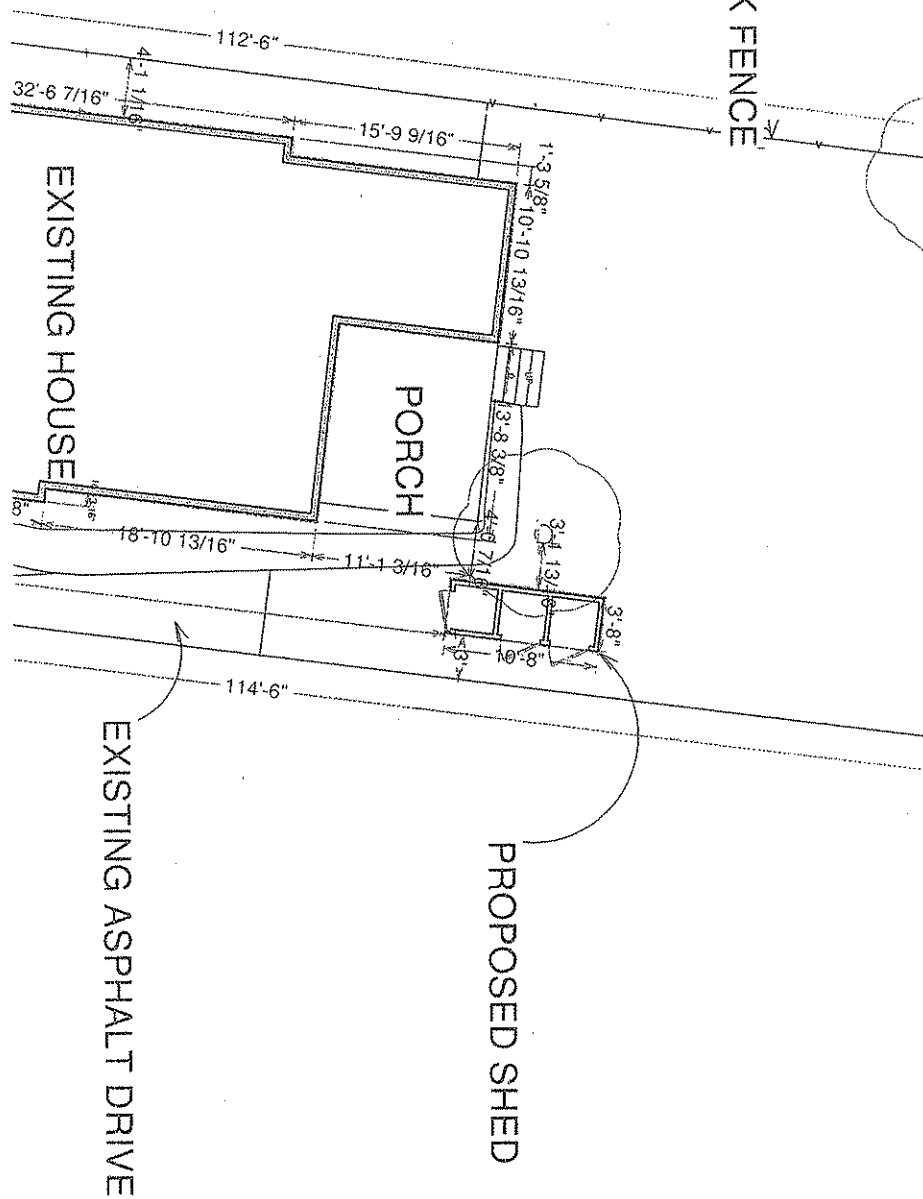
BRIDGET PRESENTIN
 120 HILL STREET
 MADISON, WI 53705
 608.253.2108
 WWW.BRIDGETPRESENTIN.COM

ARCHITECTURAL
 BUILDING
 ARTS

ACCESSORY GARDEN SHED
 LINDA LEIGHTON
 1515 MORRISON STREET
 MADISON, WI

10/20/10

G CHAIN LINK FENCE



Specializing in Creative Transformation...

BRIDGET PRESENTIN

700 HILL STREET
MADISON, WI 53705
608.233.2106
WWW.BRIDGETPRESENTIN.COM

ARCHITECTURAL
BUILDING
ARTS

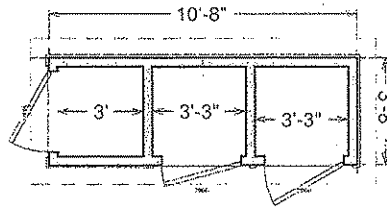
ACCESSORY GARDEN SHED

LINDA LEIGHTON
1515 MORRISON STREET
MADISON, WI

10/20/10

SHED FLOOR PLAN & ELEVATIONS

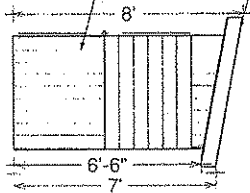
SCALE 1/4" = 1'-0"



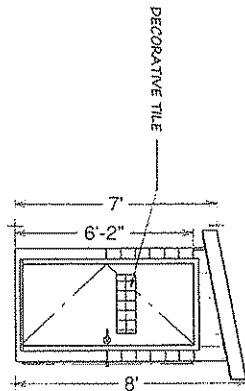
FLOOR PLAN

SHINGLES TO MATCH HOUSE

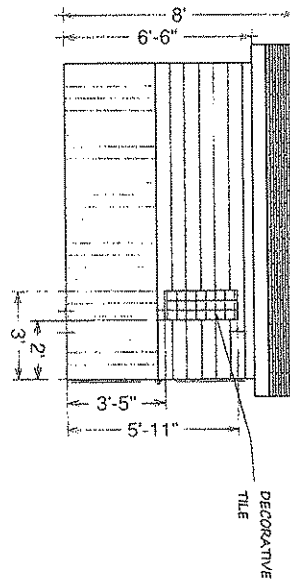
SIDING STAINED TO MATCH HOUSE TRIM AND PORCH



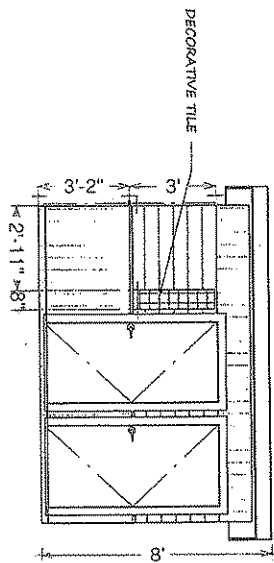
STREET SIDE



LEFT SIDE



RIGHT SIDE



BRIDGET PRESENTIN

ACCESSORY GARDEN SHED

LINDA LEIGHTON
1515 MORRISON STREET
MADISON, WI

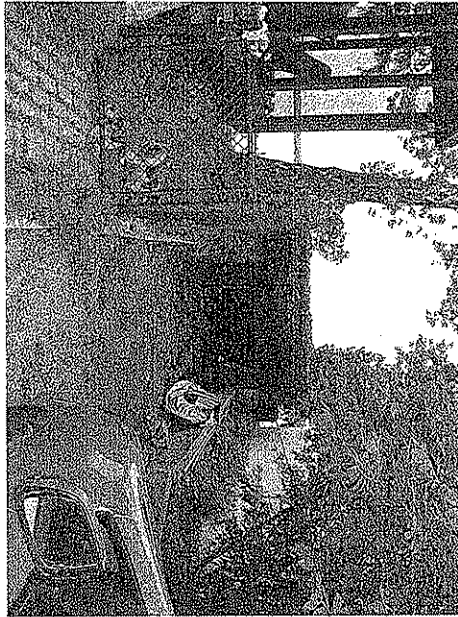
ARCHITECTURAL
BUILDING
ARTS

750 HILL STREET
MADISON, WI 53705
608.232.2105
WWW.55PDRILLDOWN.COM

10/20/10

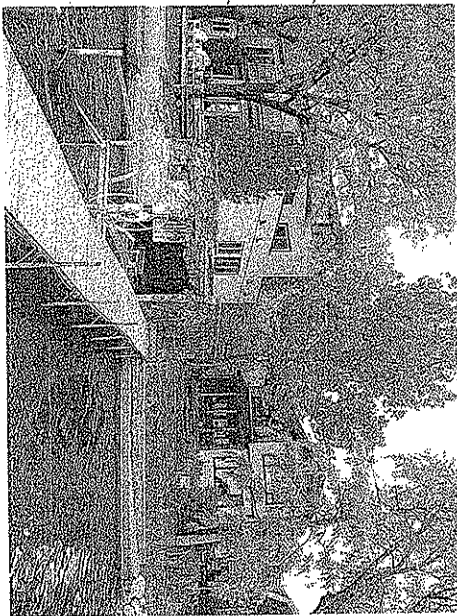
Specializing in Creative Transformation...

PICTURES



PROPOSED LOCATION FOR NEW SHED
OLD GARAGE THAT HAS BEEN REMOVED

PROPOSED LOCATION OF NEW SHED
OLD STORAGE GARAGE/BOAT HOUSE



Specializing in Creative Transformation...

BRIDGET PRESENTIN

720 HILL STREET
MADISON, WI 53705
608.233.2105
www.creativebuildingarts.com

ARCHITECTURAL
BUILDING
ARTS

ACCESSORY GARDEN SHED

LINDA LEIGHTON
1515 MORRISON STREET
MADISON, WI

10/20/10