



City of Madison

Conditional Use

Location

209 North Street

Project Name

Keidl Two Unit Addition

Applicant

Steven M Keidl

Existing Use

Single Family Home

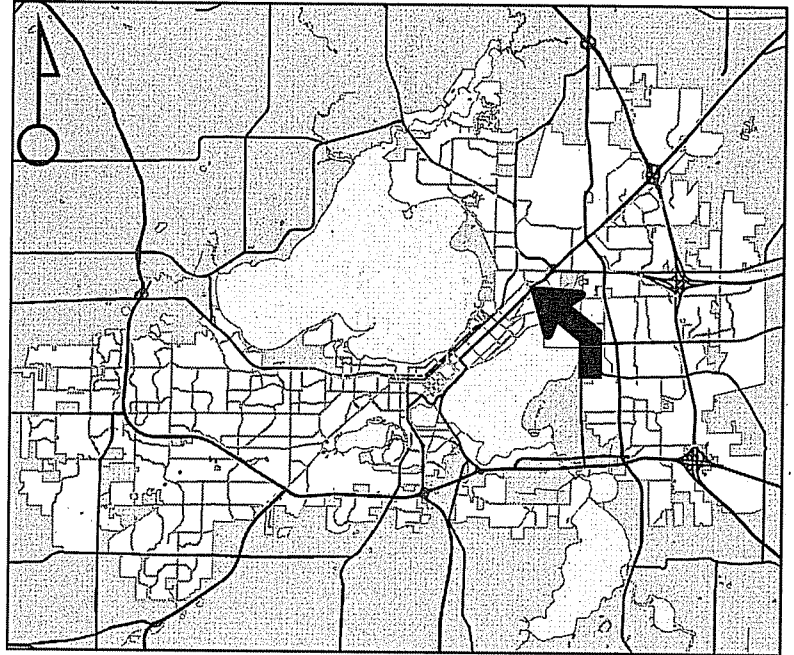
Proposed Use

Add unit to existing single-family residence to create two-family two-unit dwelling

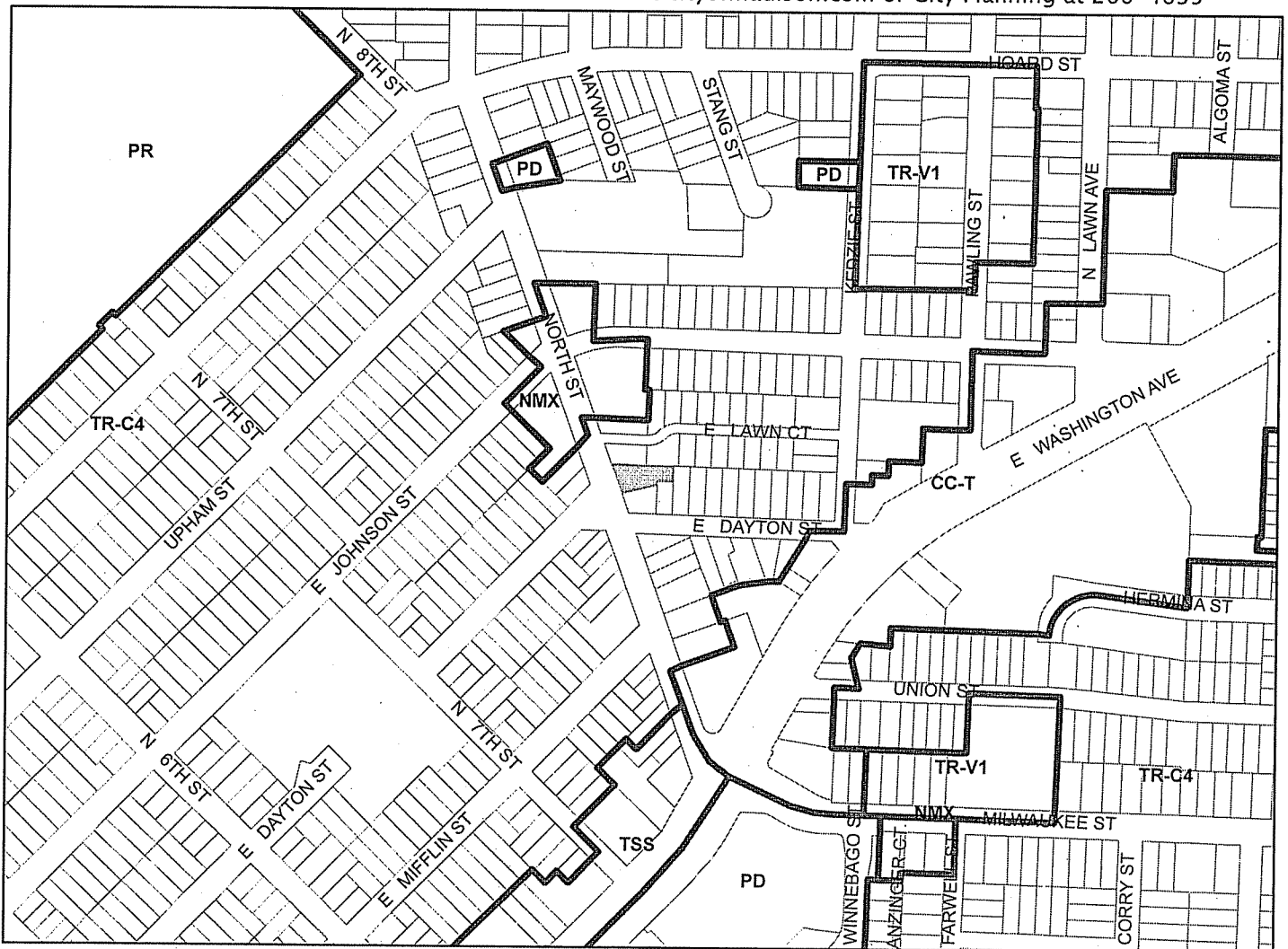
Public Hearing Date

Plan Commission

28 August 2017



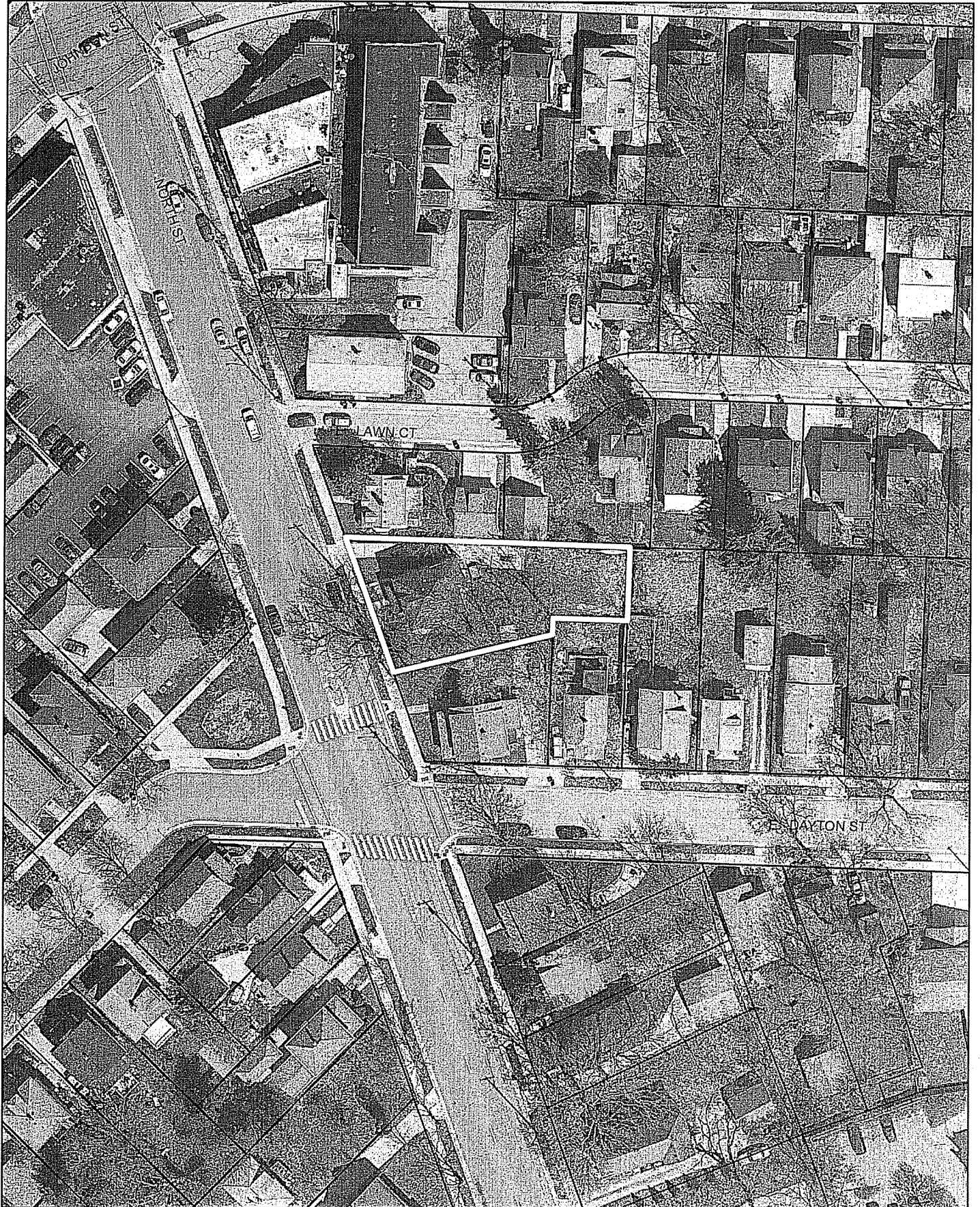
For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 21 Aug 2017





LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid \$600 Receipt # 0326870001
Date received 7/19/17
Received by JL
Parcel # 0710-061-2211-4
Aldermanic district 12-Larry Palm
Zoning district TR-C4
Special requirements OK
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 209 NORTH ST., MADISON, WI 53704
Title: _____

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name STEVEN M KEIDL Company -
Street address 826 EMERSON ST City/State/Zip MADISON, WI 53715
Telephone 608-669-5775 Email gogobucket@gmail.com
Project contact person same Company _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____
Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

S

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Addition to, and renovation of, single family home and conversion to a 2-unit format.

Scheduled start date renovation is ongoing Planned completion date July 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of required materials including Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to papplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Welk Date 6/13/17

Zoning staff Jenny Kivungatter Date 6/13/17

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

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), business association(s), AND the dates you sent the notices:

Eken Park Neighborhood Association 6/1/17
Alder Larry Palm 6/1/17

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant STEVEN M. KEIDL Relationship to property OWNER

Authorizing signature of property owner [Signature] Date 7-18-17



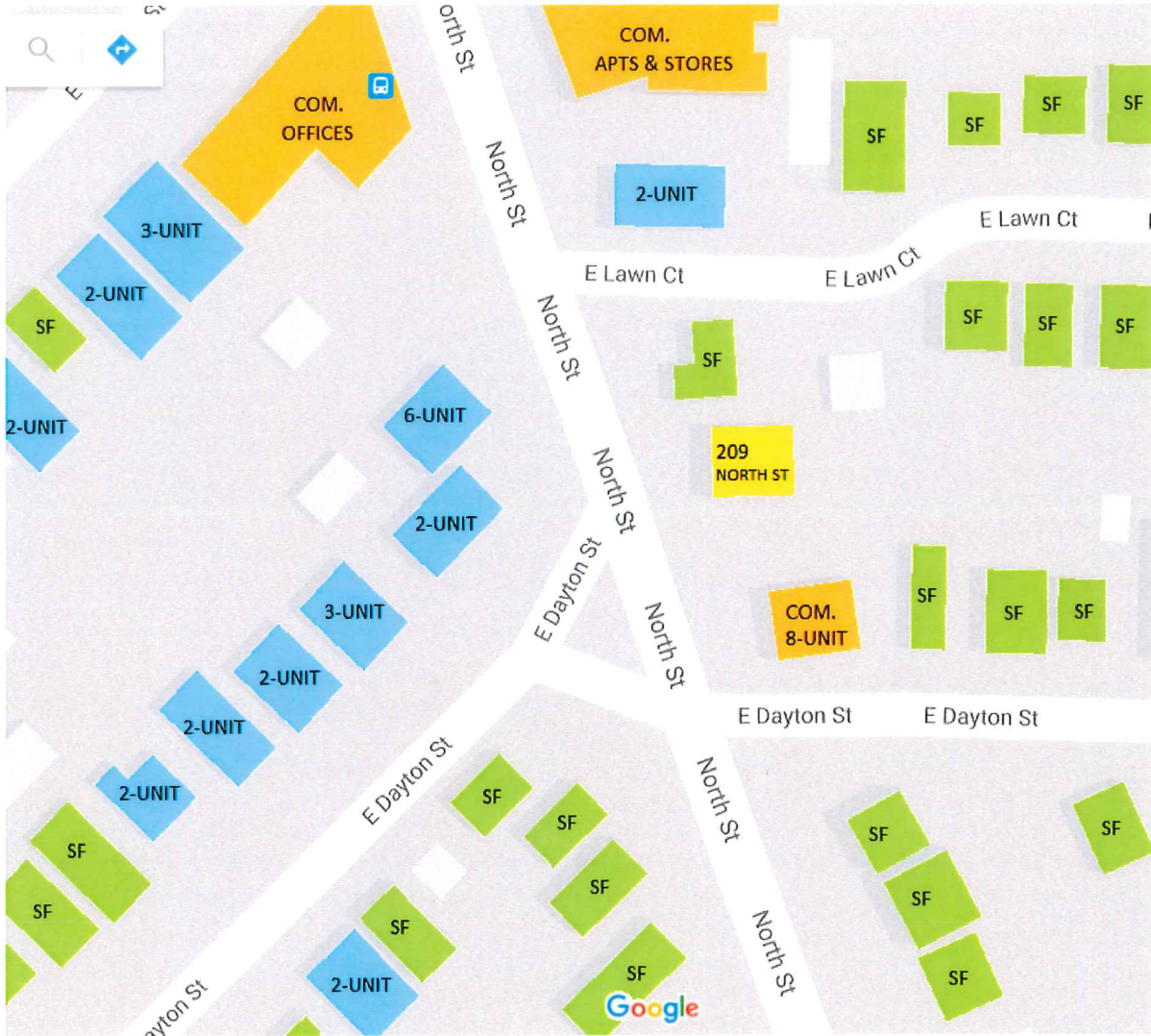
To Whom it May Concern,

The following outline describes the major aspects of the proposed Conditional Use and related Land Use Application to be submitted for the property located at 209 North St, Madison WI 53704. See enclosed site plan and building drawings.

Steven Keidl, Owner/Builder

- Proposed Use: Conversion to "Two-family dwelling -- two unit" as conditionally permitted according to Table 28C-1 of Madison Zoning Code. Each unit approximately 1200 SF. Preliminary plans have been reviewed by the zoning department and found to comply with all preconditions as set forth in Section 28.045 for designation TR-C4. Conversion entails comprehensive repair/renovation of the existing building and an addition consisting of one room at two stories.
- Existing Conditions: Distressed single-family residence. Purchased in 2015 in uninhabitable condition due to water damage and structural rot damage.
- Project Schedule: Repairs and stabilization currently ongoing. Project duration estimated through August 2018.
- Auto & Bike Parking: Minimum two auto parking stalls and one bike rack, all to rear of building.
- Lot Coverage: 7758 SF lot (exceeds 4000 SF minimum requirement)
- 1143 SF building footprint
- 1170 SF impervious paved surfaces
- $(1143 + 1170) / 7758 = 30\%$ coverage (65% max allowable)
- Usable Open Space: 2990 SF rear yard + 864 SF southwest front yard
- Total = 3854 SF (exceeds 1500 SF minimum requirement)
- Side yards not utilized in open space calculation.
- Other Project Goals: Keep the worksite tidy and be sensitive to neighbors' rights to enjoy the use of their properties during the project.
- Maintain small-scale classic residential neighborhood aesthetic through traditional styling and conventional materials. Reintroduce original 1923-era window trim and other exterior architectural details previously altered or covered by 1980s metal siding job. Maintain appearance of single-family dwelling on exterior street view.
- Protect ancient oak tree in front yard.
- Utilize energy efficient building methods and materials.

Vicinity Map for 209 North St



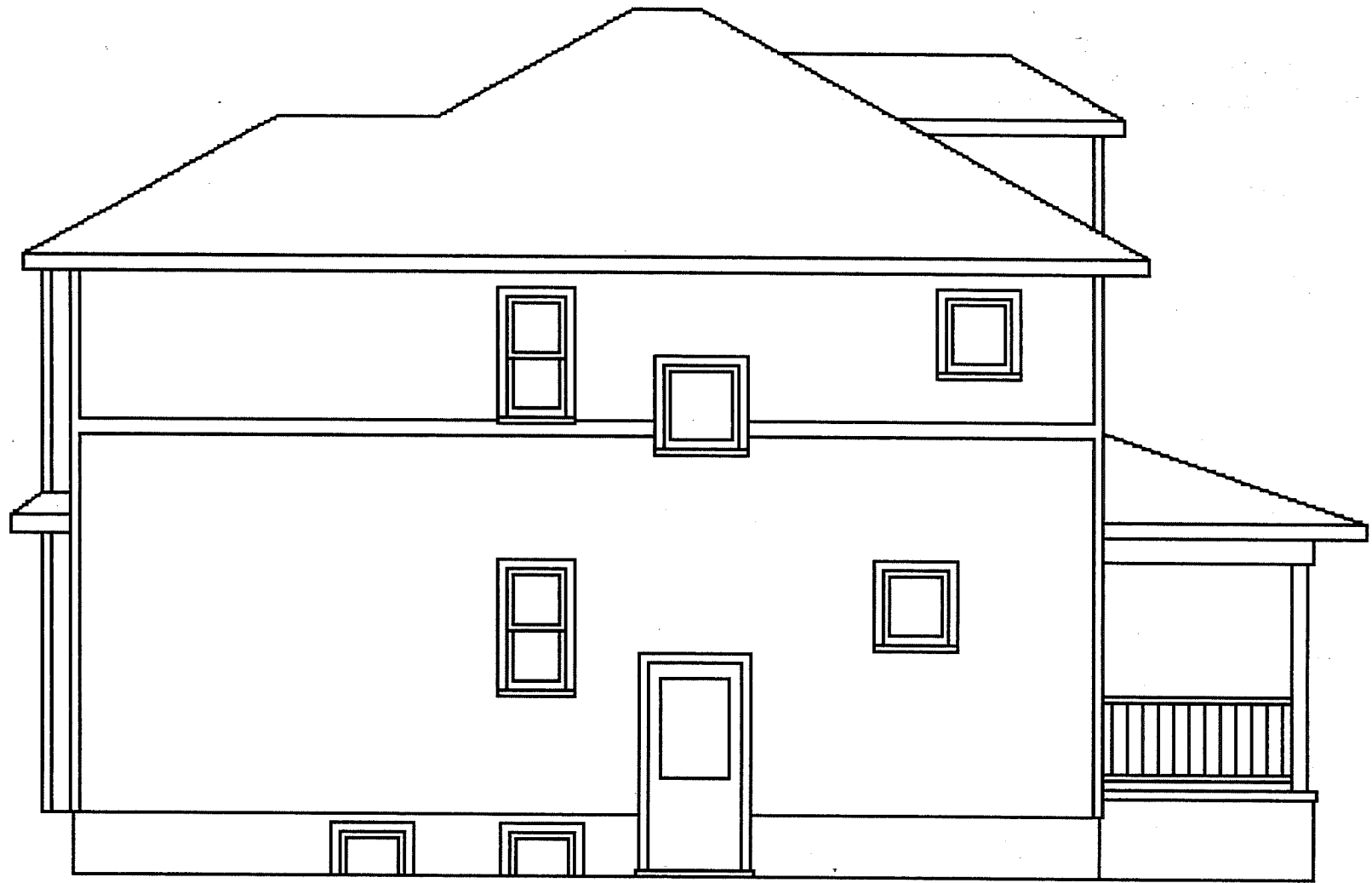
KEY:

“SF” = Single Family Residence property use, per Assessor

“COM.” = Commercial Building property class, per Assessor



A-4
WEST ELEVATION
209 NORTH ST
3/16" = 1 FT



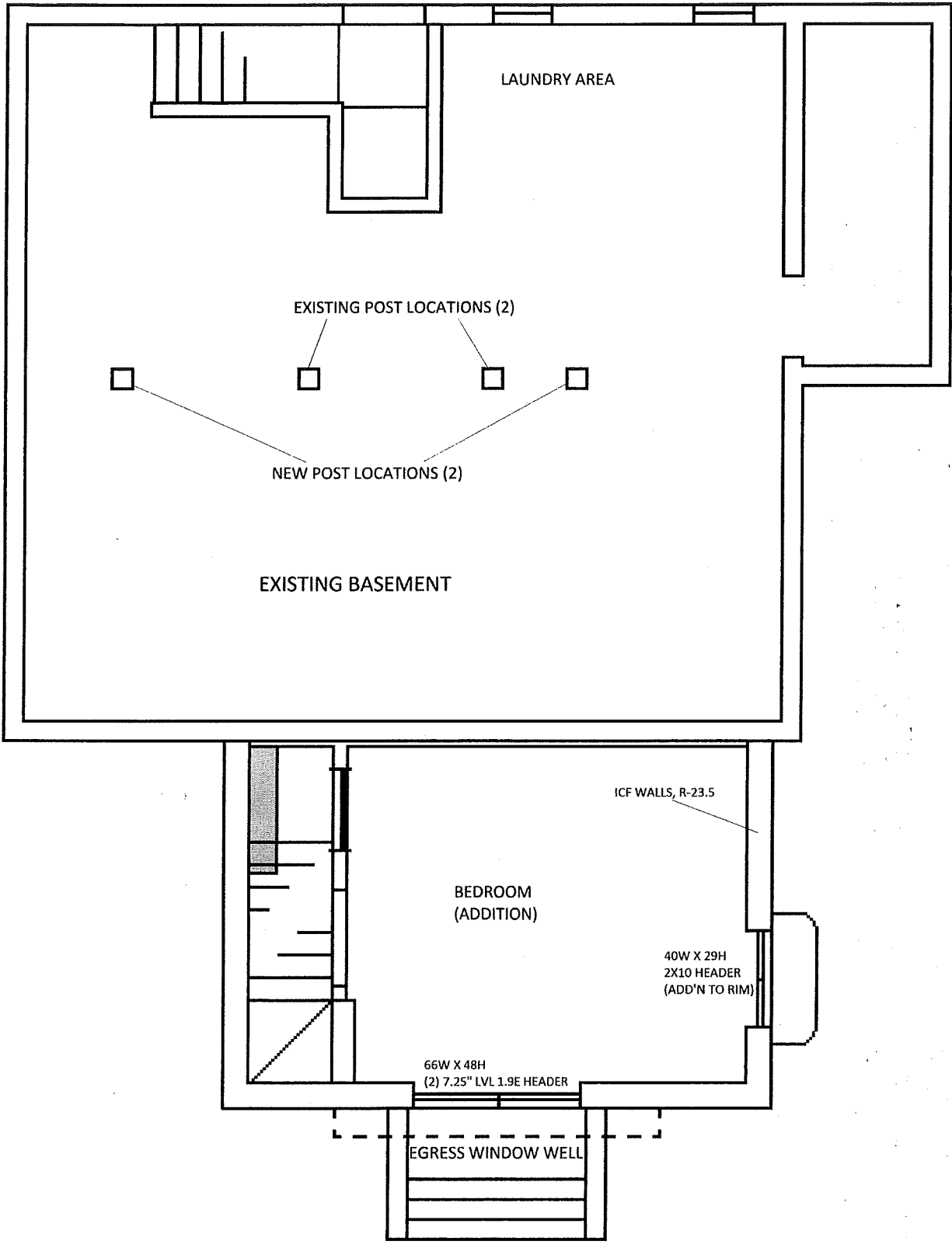
A-5
NORTH ELEVATION
209 NORTH ST
3/16" = 1 FT



A-6
EAST ELEVATION
209 NORTH ST
3/16" = 1 FT



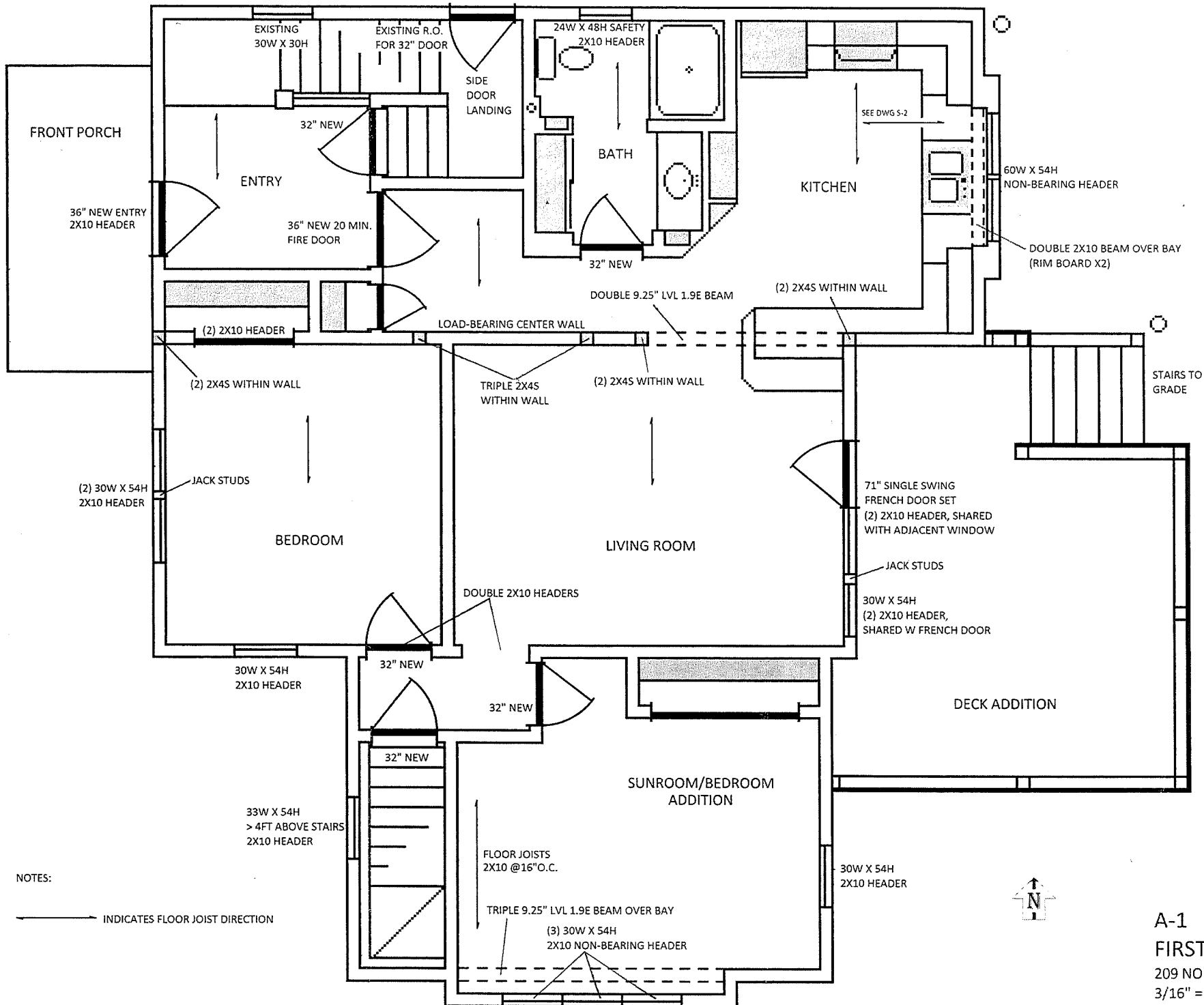
A-7
SOUTH ELEVATION
209 NORTH ST
3/16" = 1 FT



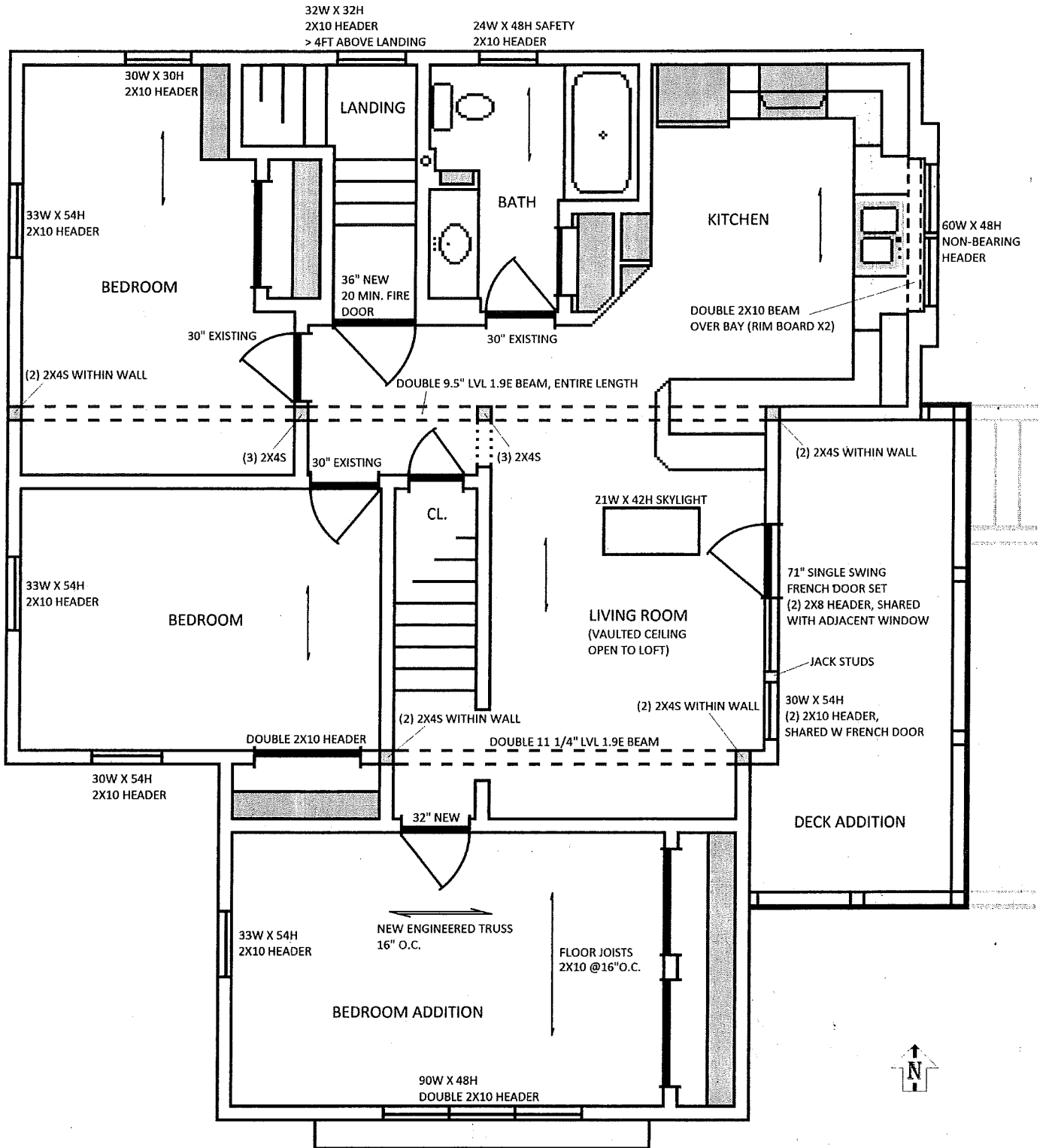
NOTES
 BASEMENT BEDROOM EGRESS WINDOW TO SATISFY 20X24 RQMT.



A-0 BASEMENT PLAN
 209 NORTH ST
 3/16" = 1 FT



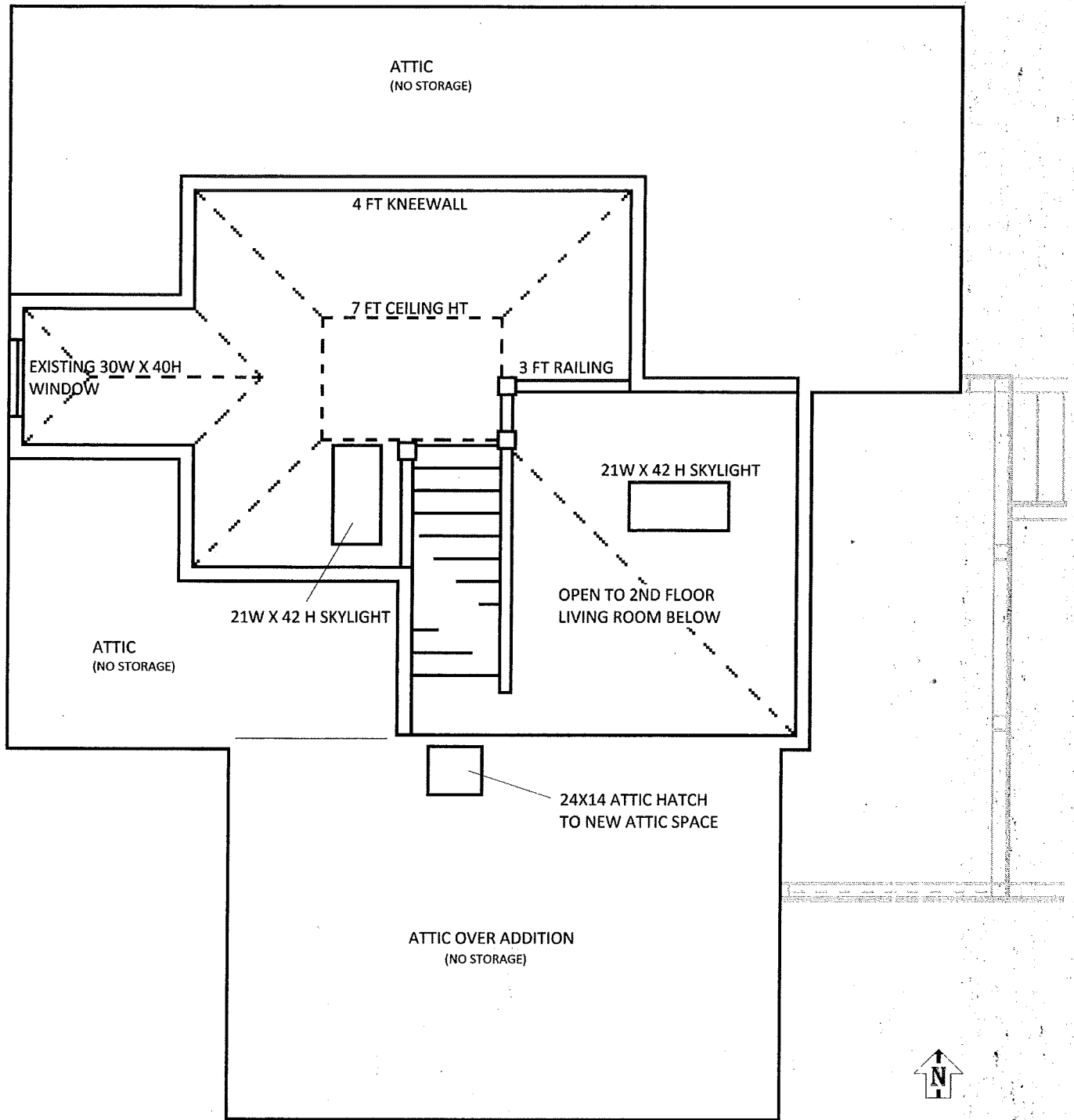
A-1
 FIRST FLOOR
 209 NORTH ST
 3/16" = 1 FT



NOTES:

- INDICATES FLOOR JOIST DIRECTION
- ⇄ INDICATES ROOF TRUSS PRINCIPAL DIRECTION
- EXISTING FLOOR JOISTS (2X8) TO BE SISTERED WITH 2X10
- EXISTING CEILING JOISTS (2X6) TO BE SISTERED WITH 2X8

A-2
 2ND FLOOR
 209 NORTH ST
 3/16" = 1 FT



A-3
 LOFT LEVEL
 209 NORTH ST
 3/16" = 1 FT