



City of Madison

Proposed Conditional Use

Location
202 North Brearly Street

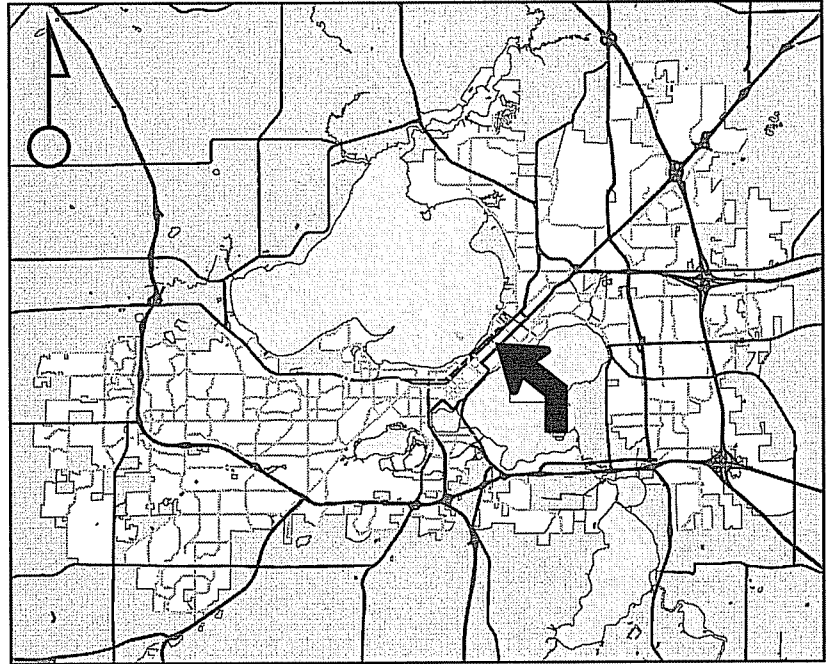
Project Name
Mross & Sullivan Conversion

Applicant
Al Mross & Cindy Sullivan/
John W. Sutton – Sutton Architecture

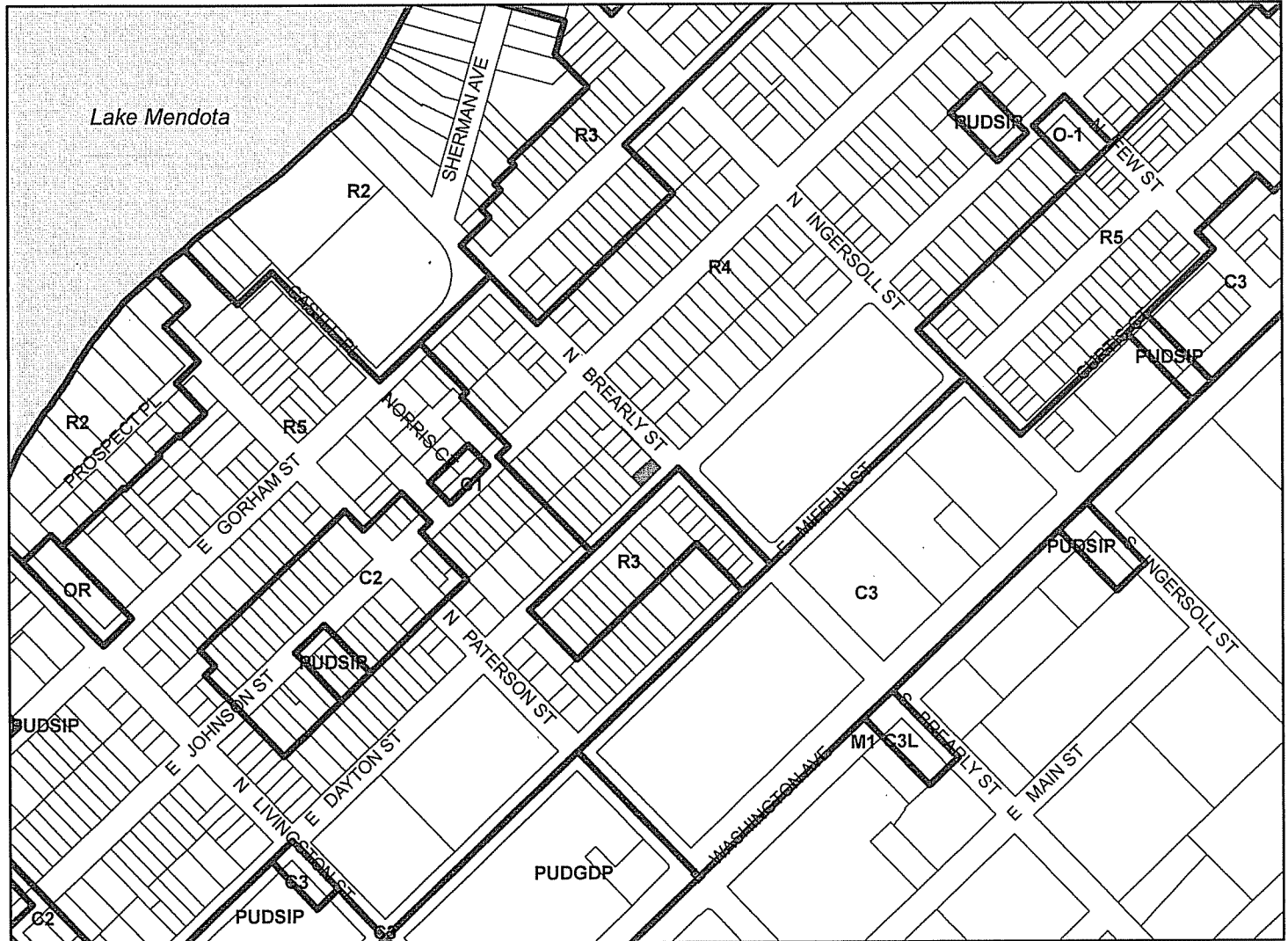
Existing Use
Two-Family Residence

Proposed Use
Convert existing two-family residence
into three-family residence

Public Hearing Date
Plan Commission
02 May 2011

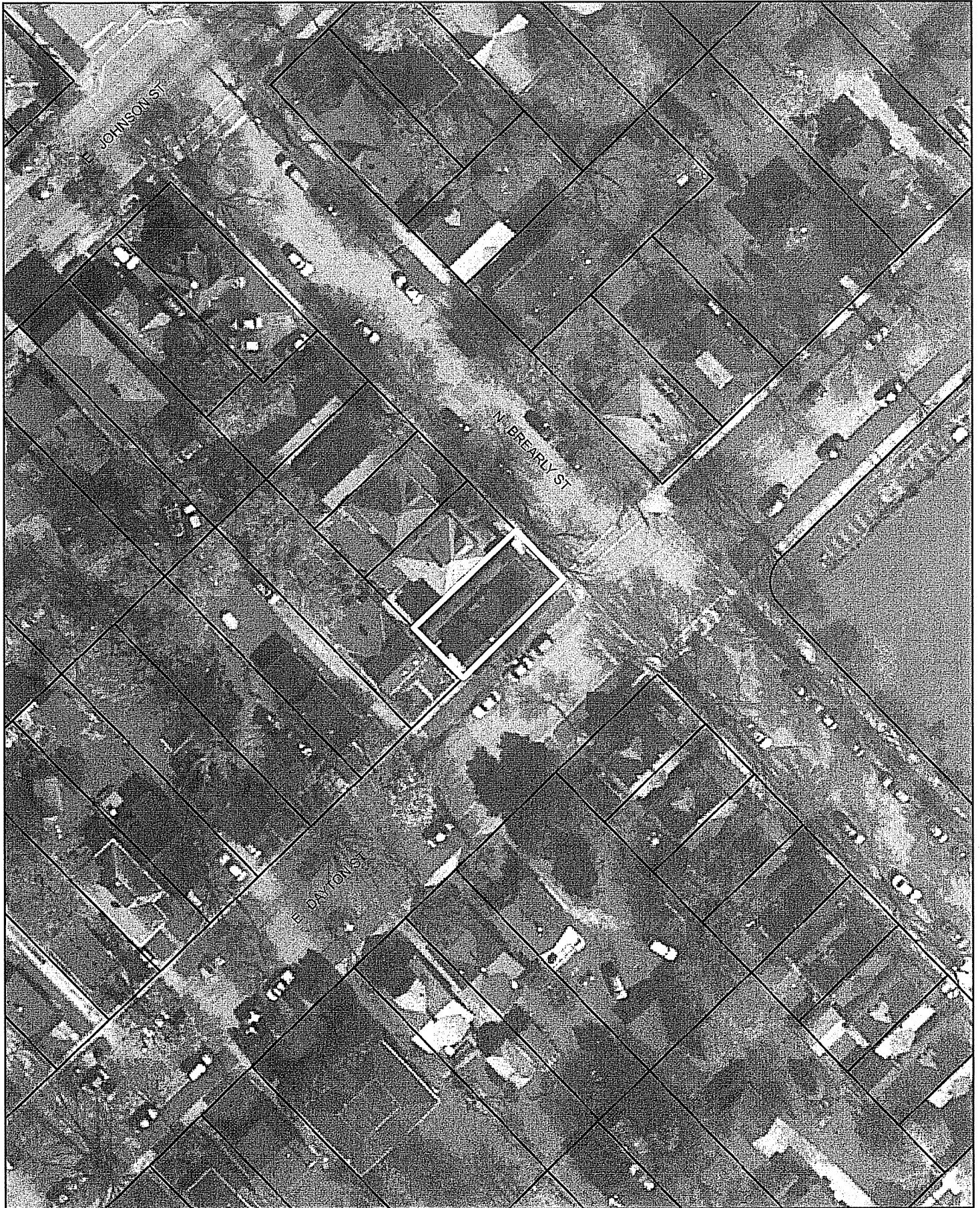


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 19 April 2011





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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550.00</u> Receipt No. <u>118323</u>
Date Received	<u>3/7/11</u>
Received By	<u>JLK</u>
Parcel No.	<u>0709-132-0516-2</u>
Aldermanic District	<u>2 Bridget Maniaci</u>
GQ	<u>WP-24</u>
Zoning District	<u>R4</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	<input type="checkbox"/> Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>3/7/11</u>

1. Project Address: 202 N. BREARLY STREET Project Area in Acres: .05

Project Title (if any): _____

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev. Plan	<input type="checkbox"/> Amended Spec. Imp. Plan
<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: JOHN W. SUTTON Company: SUTTON ARCHITECTURE
Street Address: 104 KING STREET City/State: MADISON Zip: 53703
Telephone: (608) 469-2528 Fax: (608) 255-1764 Email: JOHN@SUTTONARCHITECTURE.COM

Project Contact Person: JOHN W. SUTTON Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () () Fax: () () Email: _____

Property Owner (if not applicant): AL CROSS & CINDY SULLIVAN
Street Address: 3981 SAUK COURT City/State: MIDDLETON WI Zip: 53562

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: CONVERT EXISTING 2 UNIT INTO 3 UNIT BY DIVIDING 4 BDRM UNIT INTO TWO 2 BDRM UNITS

Development Schedule: Commencement SPRING 2011 Completion SUMMER 2011

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 including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

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: _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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 and Planning Division staff; note staff persons and date.

Planning Staff: Matt Date: _____ Zoning Staff: _____ Date: _____

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name John W. Sutton Date 3/7/11

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 3/7/11

March 4, 2011

Mr. Steve Cover
Dept. of Planning & Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent
Conditional Use
202 North Brearly Street

Dear Mr. Cover,

The following is submitted with plans and application for staff, plan commission, and council consideration for approval of the proposed apartment conversion.

Owner: Al Mross & Cindy Sullivan
3981 Sauk Court
Middleton, WI 53562

Project: The conversion of a two unit to a three unit
202 North Brearly Street
Madison, WI 53703

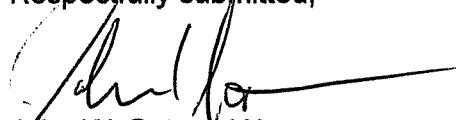
Architect: Sutton Architecture
104 King Street
Madison, WI 53703

Expected Construction Schedule: Spring 2011

This involves converting an existing two unit to a three unit. City records show this structure to be a two unit having a 2 bedroom and a 4 bedroom unit. It has functioned as three two bedroom units for over 20 years. The city had tried to work with the previous owner to make it compliant. The new owners wish to follow through on this process. They have met with city staff and the alderperson to complete plans and establish the correct procedures to accomplish this.

The functionality of the existing structure lends itself to a three unit, with all units stacked with similar unit layouts on each of the three floors. It hasn't been well maintained and needs new finishes as well as some mechanical upgrades. The only physical changes that will occur to the exterior involve window replacement and any maintenance needed. No additions to the existing structure are planned.

Respectfully submitted,



John W. Sutton AIA

PROJECT

Apartment Remodel

202/204 North Brearly Street
 Madison, Wisconsin

BUILDING OWNER

Al Mross & Cindy Sullivan

3981 Sauk Court
 Middleton, Wisconsin 53562

Phone 608-444-0111

BUILDING WORKSHEET

INDEX

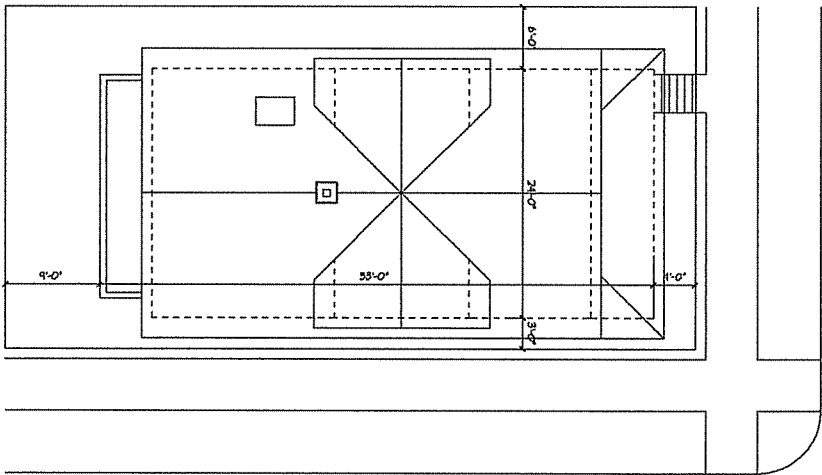
ZONING R4
 LOT SIZE 2,170 SQUARE FEET
 FIRST FLOOR 1,068 SQUARE FEET
 SECOND FLOOR 1,068 SQUARE FEET
 THIRD FLOOR 700 SQUARE FEET
 PARKING NA
 MAXIMUM ATTIC AREA 320 SQUARE FEET
 TOTAL ATTIC AREA 480 SQUARE FEET
 MAXIMUM HGT. 42'
 BUILDING CAPACITY
 FIRST FLOOR - APARTMENT 4
 SECOND FLOOR - APARTMENT 4
 THIRD FLOOR - APARTMENT 4
 No. OF STORIES 3 PLUS BSMT LEVEL.
 USEABLE OPEN SPACE PROVIDED (W/50% PORCH AREA) 915 SQUARE FEET
 REQUIRED OPEN SPACE 1,500 SQUARE FEET
 FIRST FLOOR - LOWEST APARTMENT LEVEL 4' ABOVE EXISTING GRADE
 BUILDING TYPE 5A
 OCCUPANCY TYPE A-2
 SPRINKLER SYSTEM - OFF SITE MONITORING NA
 STANDPIPE NA
 MANUAL FIRE ALARM SYSTEM W/ OFF SITE MONITORING NA
 EMERGENCY LIGHTING W/ BATTERY BACK-UP NA
 FIRE APPARATUS ACCESS N, Brearly/E. Mifflin
 CONTROL AREA NO HAZARDOUS MATERIAL
 STRUCTURAL DESIGN NA

A1 TITLE SHEET
 A2 SITE PLAN
 A3 FIRST FLOOR PLAN
 A4 SECOND FLOOR PLAN
 A5 THIRD FLOOR PLAN

DRAWING
 TITLE SHEET
 INDEX / WORKSHEET

DATA
 Project # 2009F
 Date 12/7/10
 Drawn By JWS

BREARLY STREET



EAST DAYTON

1 SITE PLAN
SCALE 1/8" = 1'-0"

SUTTON
ARCHITECTURE
104 Elys Street
Madison, WI 53703
Tel: 608-255-2161 Fax: 608-255-7014

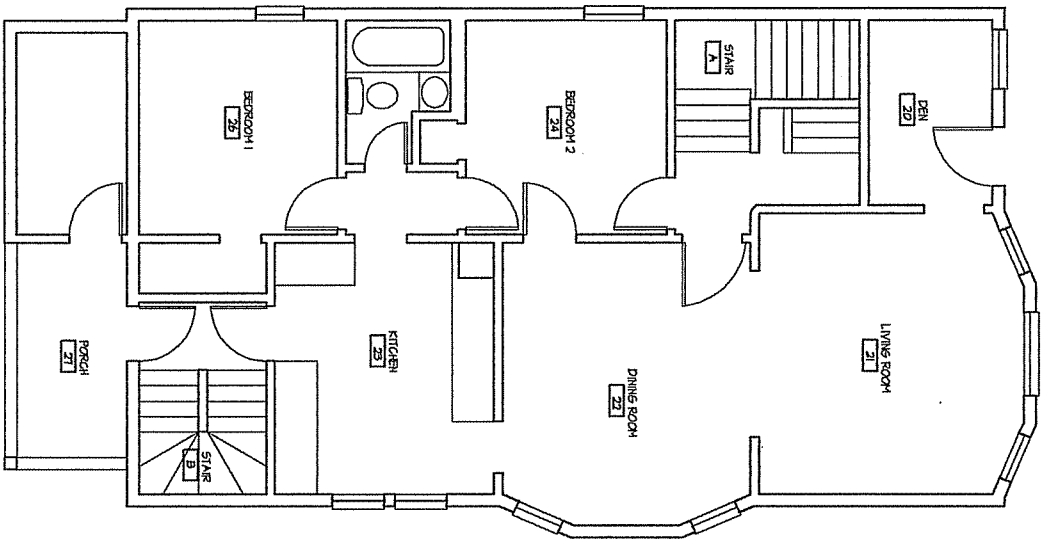
PROJECT
3 Unit REMODEL

202 N. Brearly Street
Madison, Wisconsin

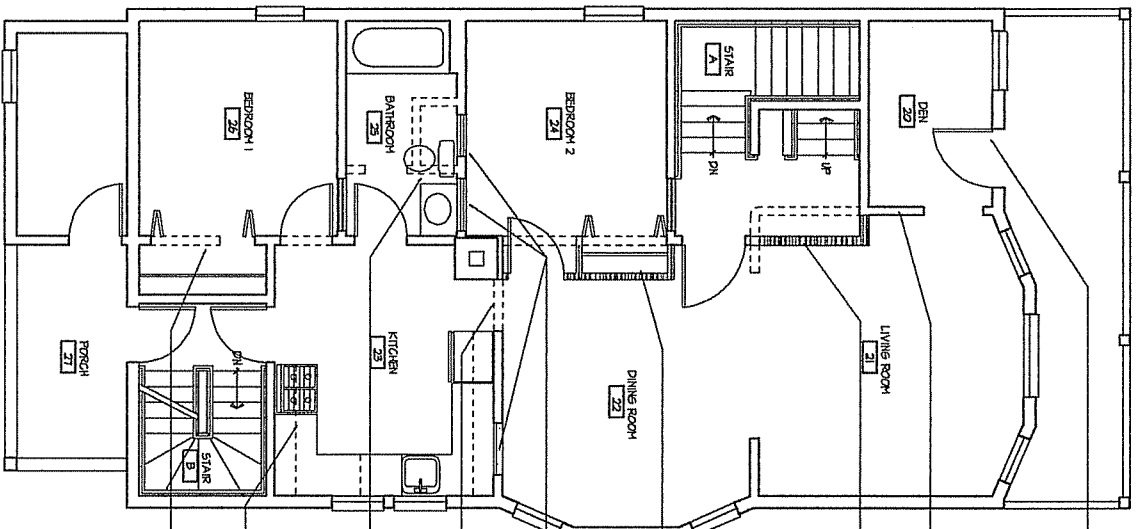
DRAWING
SITE PLAN

DATA
Project # 20069
Date 12/27/10
Drawn by JWA

A2



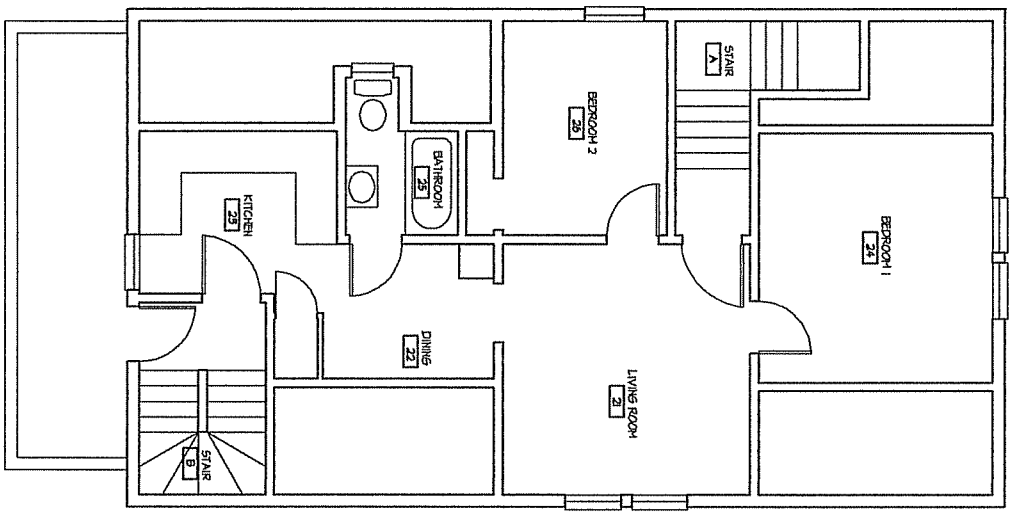
1 EXISTING SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"



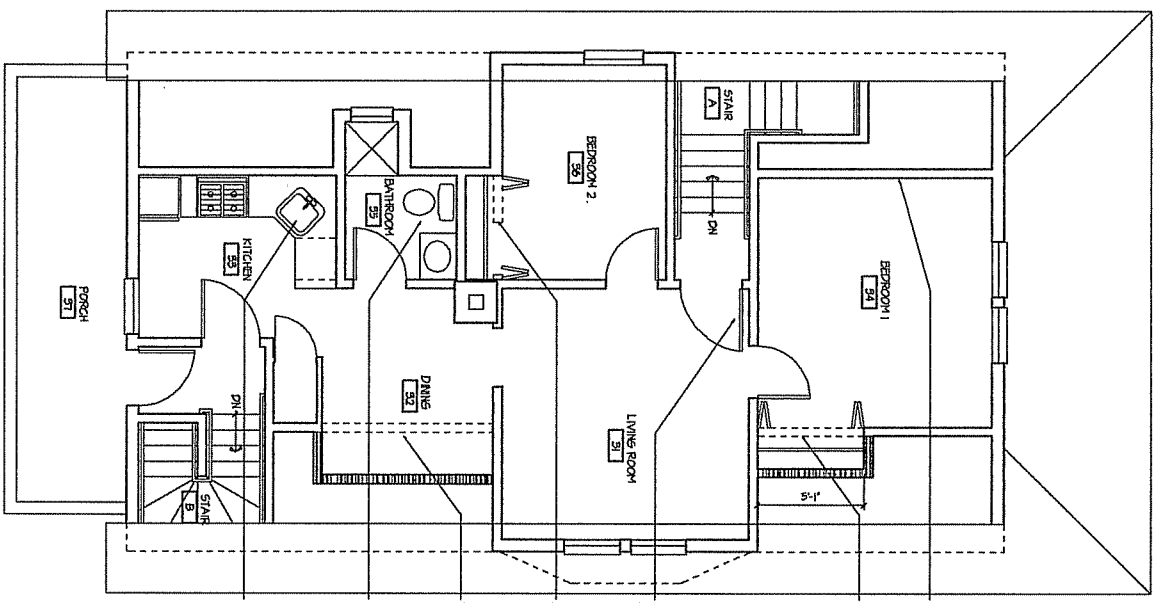
2 SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

PROJECT
3 UNIT REMODEL
 202 N. Brearley Street
 Madison, Wisconsin
DRAWING
 SECOND FLOOR PLAN

DATA
 Project # 207089
 Date 12/27/10
 Drawn by JMA
A4



1 EXISTING THIRD FLOOR PLAN
 AS SCALE 1/4" = 1'-0"



2 THIRD FLOOR PLAN
 AS SCALE 1/4" = 1'-0"

- INSTALL NEW FIRE RATED PARTITIONS
- INSTALL NEW CLOSET
- MAINTAIN ALL EXISTING PARTITIONS EXCEPT AS NOTED
- RELOCATE KITCHEN AS SHOWN
- INSTALL NEW BATHROOM AS SHOWN
- RELOCATE REFR. HALL AS SHOWN
- INSTALL NEW KITCHEN AS SHOWN

PROJECT	
3 Unit REMODEL	
202 N. Breatly Street Madison, Wisconsin	
DRAWING	
THIRD FLOOR PLAN	
DATA	
Project #	20089
Date	12/27/10
Drawn by	JWA

AS