



Location
1437 Morrison Street

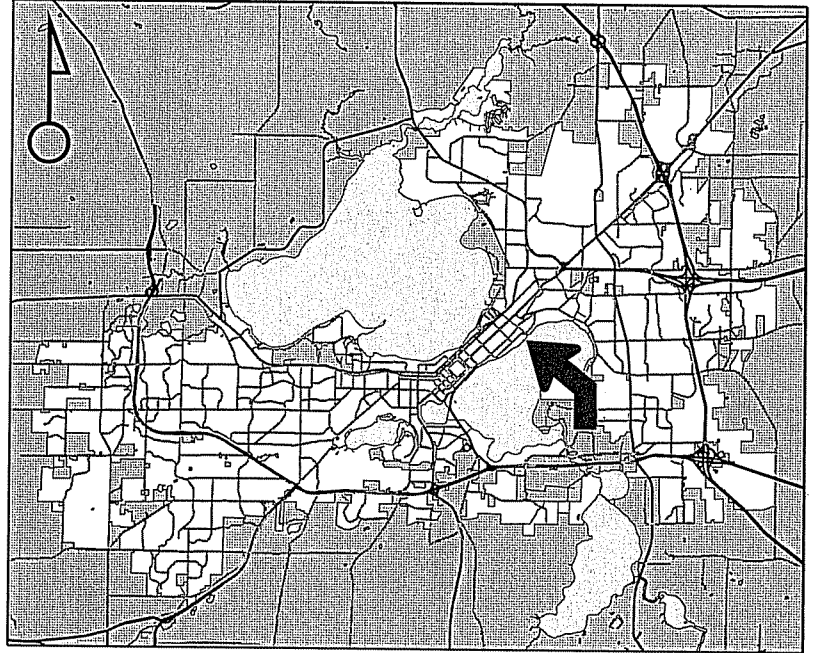
Project Name
The Bertram Residence

Applicant
John and Mariann Bertram/
Mark M. Wohlferd - Design Shelters, LLC

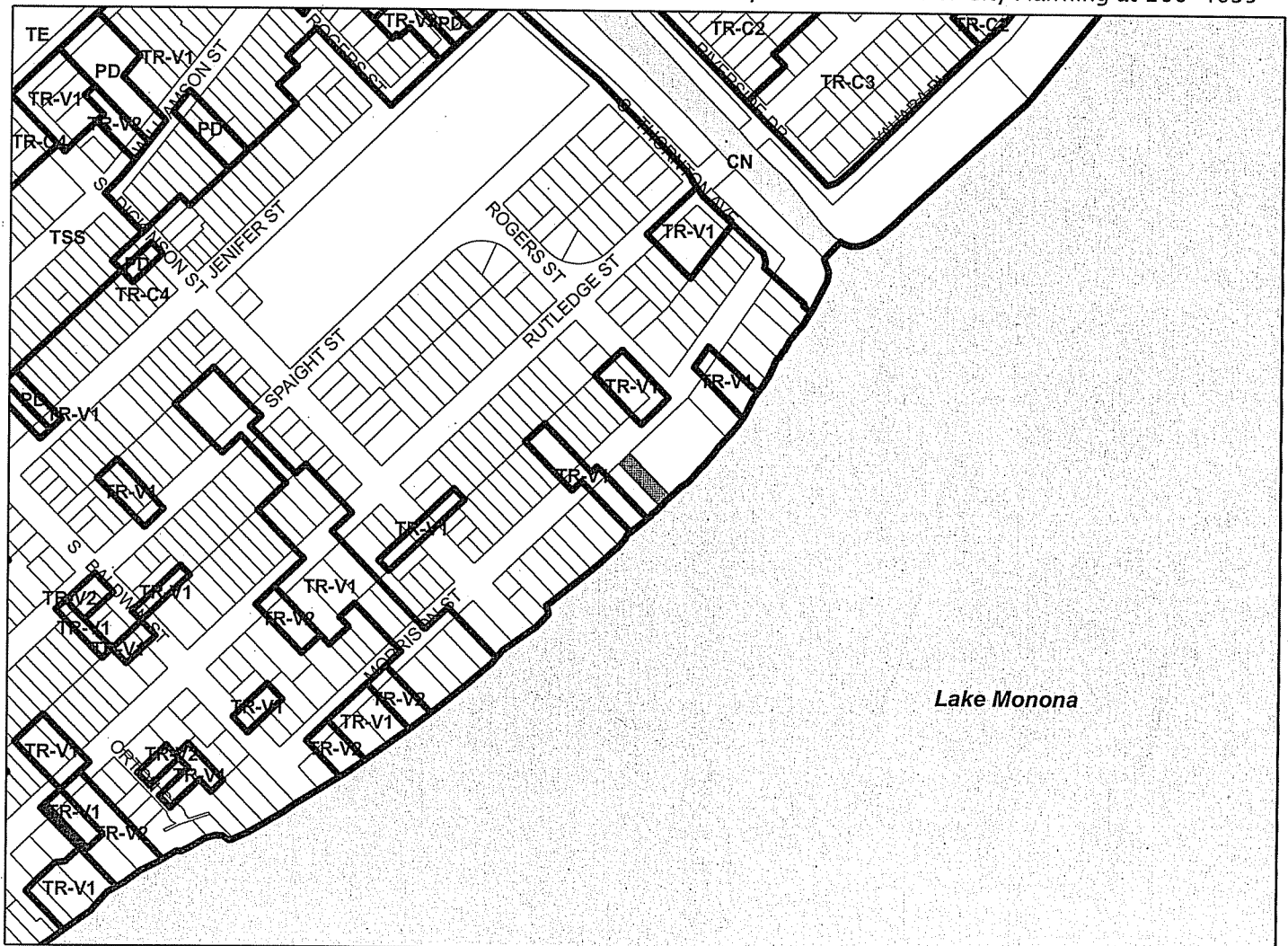
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence and
construct new residence and 2 accessory
buildings on a lakefront property

Public Hearing Date
Plan Commission
20 May 2013



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



Lake Monona

Scale : 1" = 400'





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 <u>\$650-</u>	Receipt No. <u>141435</u>
Date Received <u>4/2/13</u>	
Received By <u>JEM</u>	
Parcel No. <u>0710-072-2209-6</u>	
Aldermanic District <u>6</u>	
Zoning District <u>TR-C4</u>	
Special Requirements <u>WATERFRONT, FLOODPLAIN</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1437 MORRISON STREET
Project Title (if any): THE BERTRAM RESIDENCE

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

- Zoning Map Amendment from _____ to _____
- 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: MARK M. WOHLFELD Company: DESIGN SHELTERS, LLC.
 Street Address: 3207 GLACIER RIDGE RD, City/State: MIDDLETON, WI. Zip: 53562
 Telephone: (608) 662-9090 Fax: 608 662-9095 Email: mark@designshelters.com
 Project Contact Person: (SAME AS APPLICANT) Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: mark@designshelters.com
 Property Owner (if not applicant): JOHN & MARIANN BERTRAM
 Street Address: 1437 MORRISON ST. City/State: MADISON, WI. Zip: 53705

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: DEMO EXISTING STRUCTURE THEN BUILD A TWO STORY SINGLE FAMILY HOME
 Development Schedule: Commencement 5/13/13 Completion 11/13/13 ±

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 Information & Fee Schedule. Make checks payable to: *City Treasurer*. **\$650.00**

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:

1.) ALDER MARSHA RUMMEL - 1/23/13 2.) MARQUETTE NEIGHBORHOOD ASSN. 1/24/13

→ 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: KEVIN FIRCHOW Date: 1.17.13 Zoning Staff: MATT TICKER Date: 1.17.13

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

Name of Applicant MARK M. WOHLFORD Relationship to Property: DESIGNER/BUILDER
Authorizing Signature of Property Owner Mark M. Wohlford Date 4.1.13
AGENT

Letter of Intent; Bertram Residence

1437 Morrison Street

Madison, WI. 53705

Dear Plan Commission Members,

Design Shelters, on behalf of John and Mariann Bertram the owners of the property located at 1437 Morrison Street, is submitting this letter of Intent as part of a Conditional Use Permit application. The Bertrams, a retired Madison doctor and his wife, wish to raze an existing structure and build a new single family home which will allow them to age in place. The Bertrams have owned this property since 1976 and are currently living there. The property was built in 1923 and as is typical of a home of that age is woefully substandard in its mechanical and electrical systems, insulation, windows and interior room layout. The structure has no historical architectural merit. The lot it occupies is the narrowest on the entire street at 38.75 feet wide by 124.0 deep.

We want to demolish the existing two story home and detached garage and replace them with a new 1,973 sq.ft. two story home with additional attic living space. A small 21'-6" x 20'-0" garage, and an 18'-0" x 12'-0" accessory shed are also proposed. All of these proposed new structures have been looked at and approved by the City of Madison Zoning Dept.

The proposed lot coverage will be 28.9%. The maximum code allowed coverage is 65%. The lot is not in the FEMA flood plain and no vegetation within 35' of Lake Monona will be affected.

Addressing the Conditional Use Standards...

1. The construction of this single-family home will not be detrimental to or endanger the public health, safety or general welfare.
2. City services are all ready supplied to the lot.
3. The proposed residence in no way impares or diminishes he uses, values or enjoyment of the neighborhood.
4. The proposed residence will not impede the normal and orderly development and improvement of surrounding property.
5. Adequate utilities, access roads, drainage, parking, etc... are or will be provided.
6. Traffic congestion will not change from what is existing and in some ways will actually improve. (One tenant vs. two, wider driveway apron.)
7. We conform to all of the applicable regulations of the district.
8. n/a
9. ok
10. ok
11. n/a

To address a question which has been brought up concerning the location of the garage in the front of the home;

1. As mentioned, this is a very narrow lot. The only homes on Morrison Street with garages in the rear are on 44'-0" wide lots.
2. We want to avoid a long impervious driveway.
3. We want to avoid parking in the street.
4. We are right next to Morrison Park and by locating the garage in front we are locating the two - story home 43'-0" back from the front lot line. (The allowed front setback is 20'-0".) This opens up the view of the park, the sky and the lake from the street and for neighbors on the other side of the street.
5. This garage location would "book-end" the park. The residence on the other side of the Morrison Park also has a garage forward of the house and a one story sun room projecting well ahead of the front of the two story facade.
6. Most importantly, A garage IS ALLOWED IN THE FRONT AS PER THE ZONING CODE.

We are hoping to start the project as soon as all of the proper permits are pulled. Hopefully, this will be sometime this spring. The project should take five to seven months to complete.

Builder.....Design Shelters, LLC (662-9090)

Designer.....Design Shelters, LLC (662-9090)

Surveyor.....Birrenkott Surveying, Inc. (837-7463)

Landscaper.....Landscape Designs, Inc. (233-4215)

Lot size: 38.75'x124.0'=4,805.0 sq.ft.

Lot coverage: House...986.5 sq.ft.

Garage..422.0 sq.ft.

Stoop... 28.0 sq.ft.

Shed.....216.0 sq.ft.

Steps.....10.0 sq.ft.

TOTAL 1,662.5 sq.ft. This is 28.9% total lot coverage.

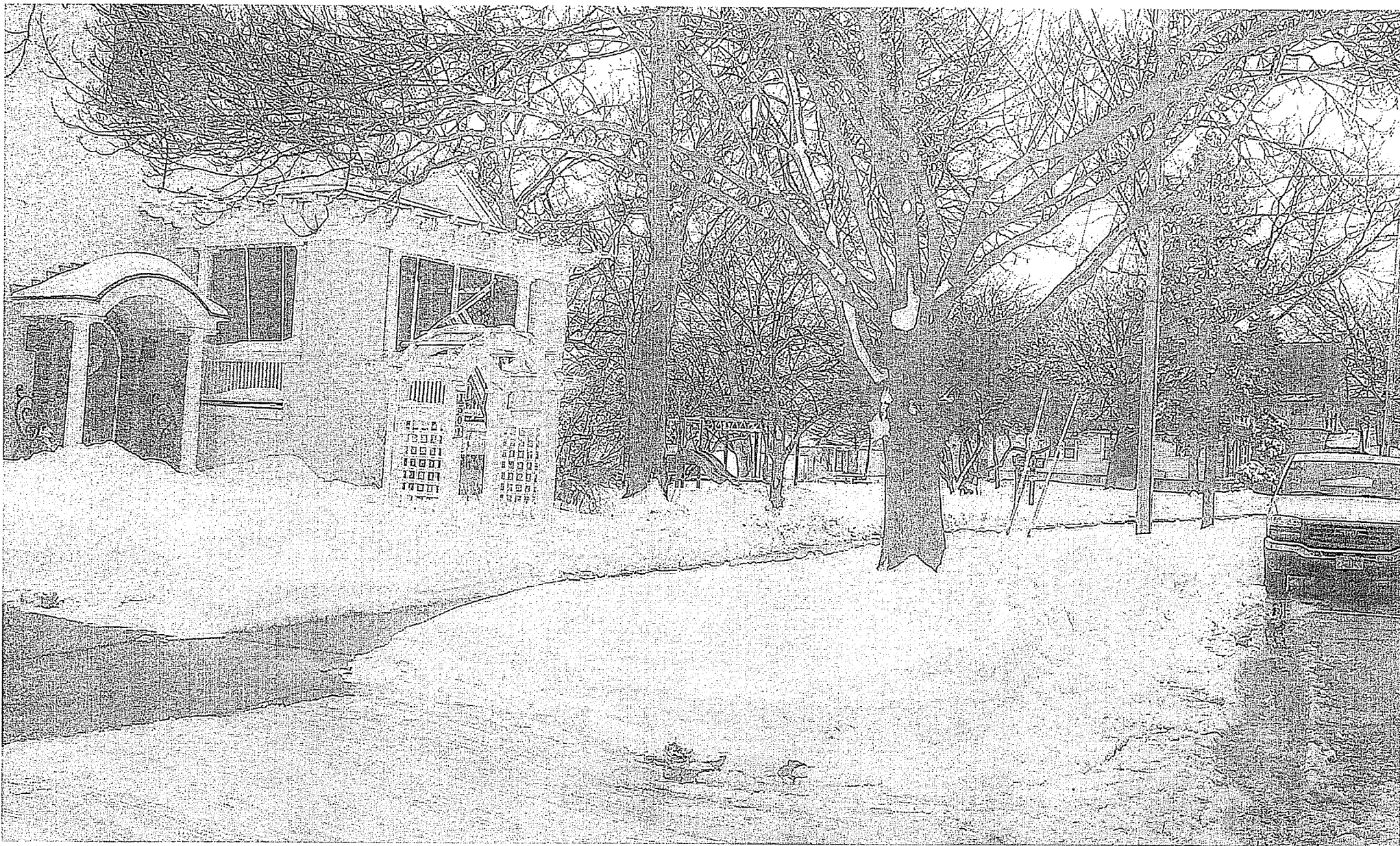
2002.5 /

Sincerely,



Mark M. Wohlferd

Design Shelters, LLC



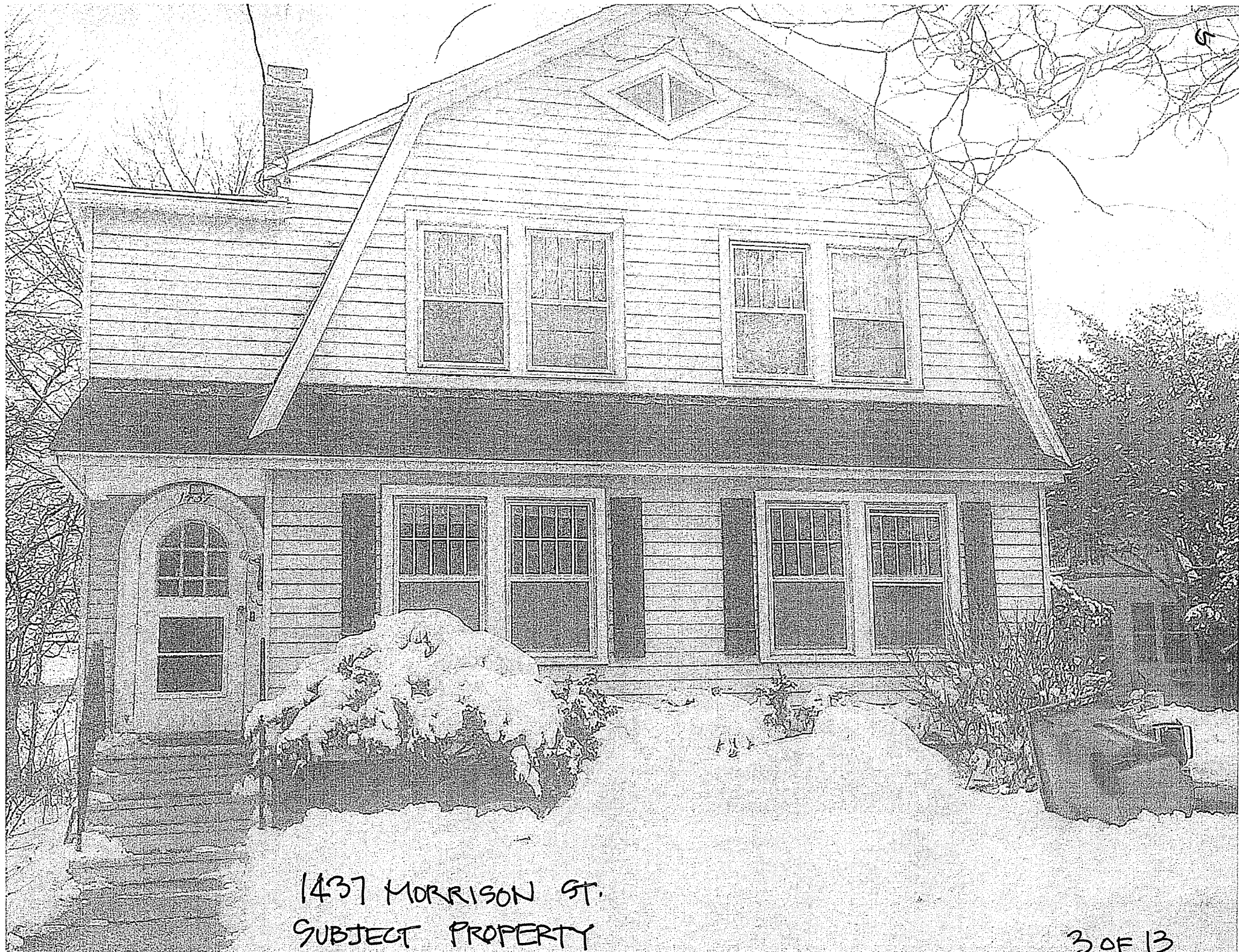
1501 MORRISON ST.
(HOUSE TO THE EAST ON OTHER
SIDE OF MORRISON PARK.)

o SUBJECT PROPERTY IS IN BACKGROUND
ON OTHER SIDE OF THE PARK.



1501 MORRISON ST.

NOTE: ° GARAGE IS FORWARD OF HOUSE PROPER.
° SCREEN PORCH IS WELL AHEAD OF THE HOUSE,



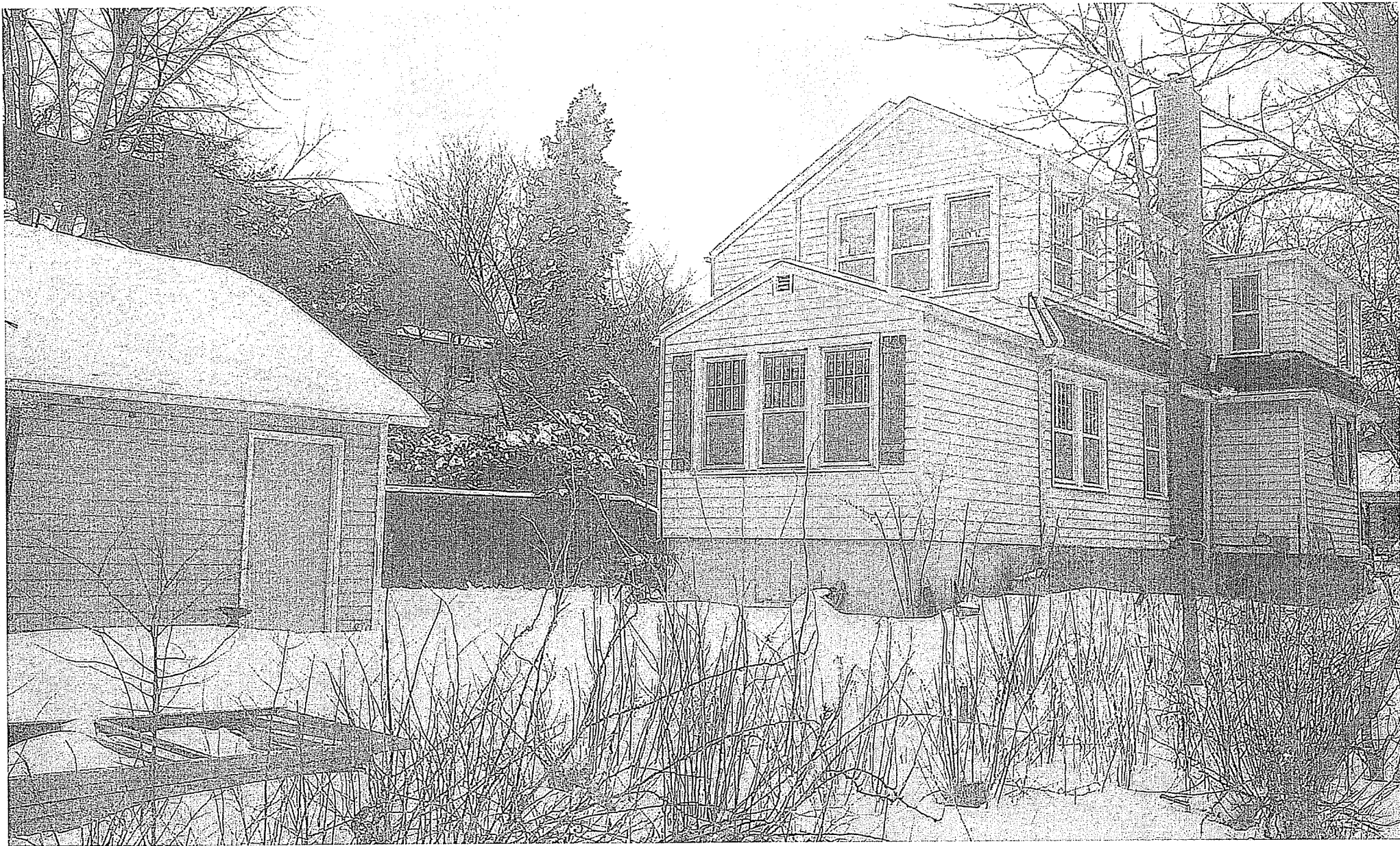
1437 MORRISON ST.
SUBJECT PROPERTY



SUBJECT PROPERTY



LEFT ELEVATION
SUBJECT PROPERTY



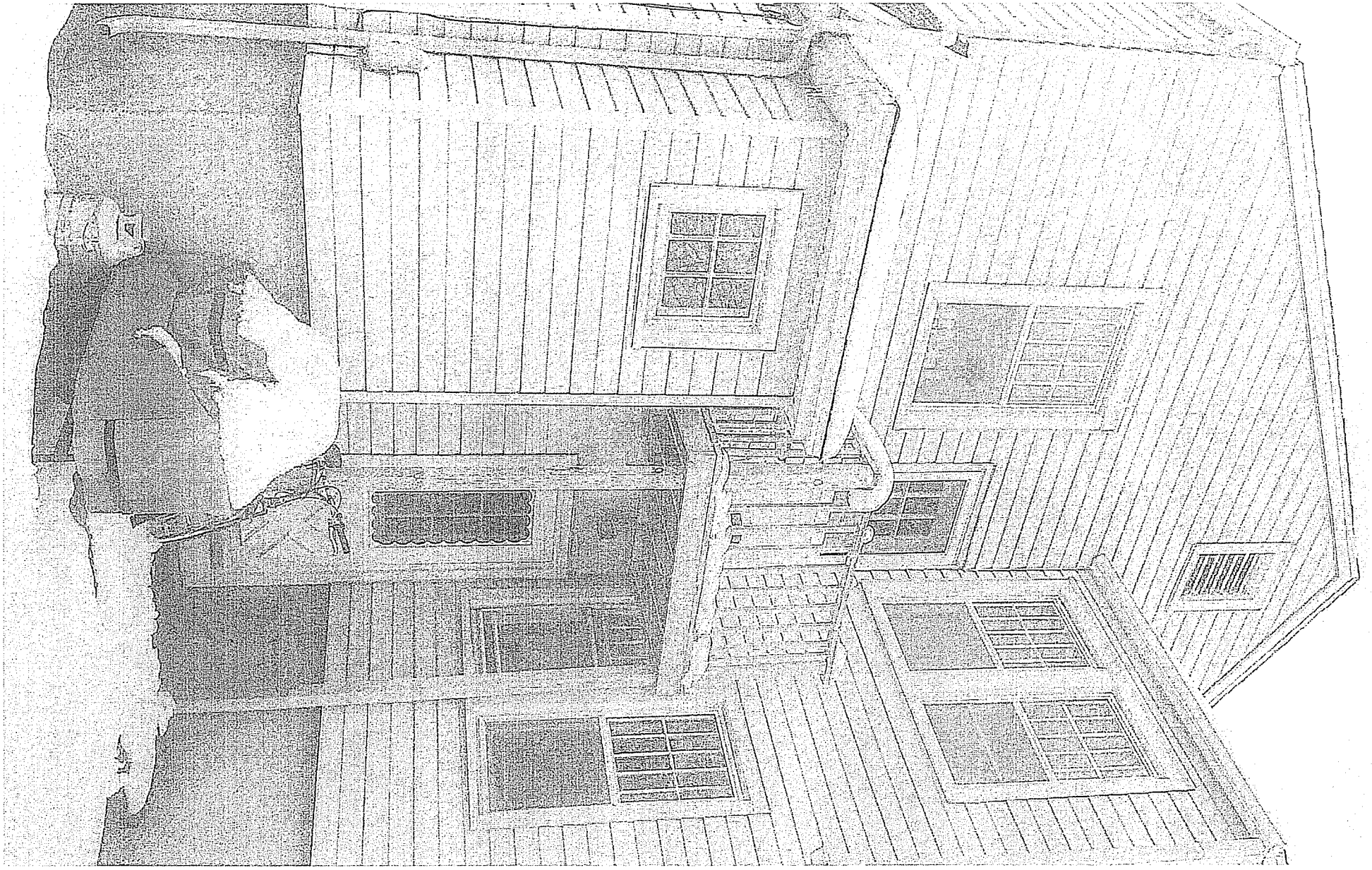
NOTE HOW FAR HOUSE IS RAISED ABOVE GRADE.

SUBJECT PROPERTY



SOUTH (LAKE) ELEVATION.
SUBJECT PROPERTY

NOTE DETERIORATING SIDING / FASCIA.



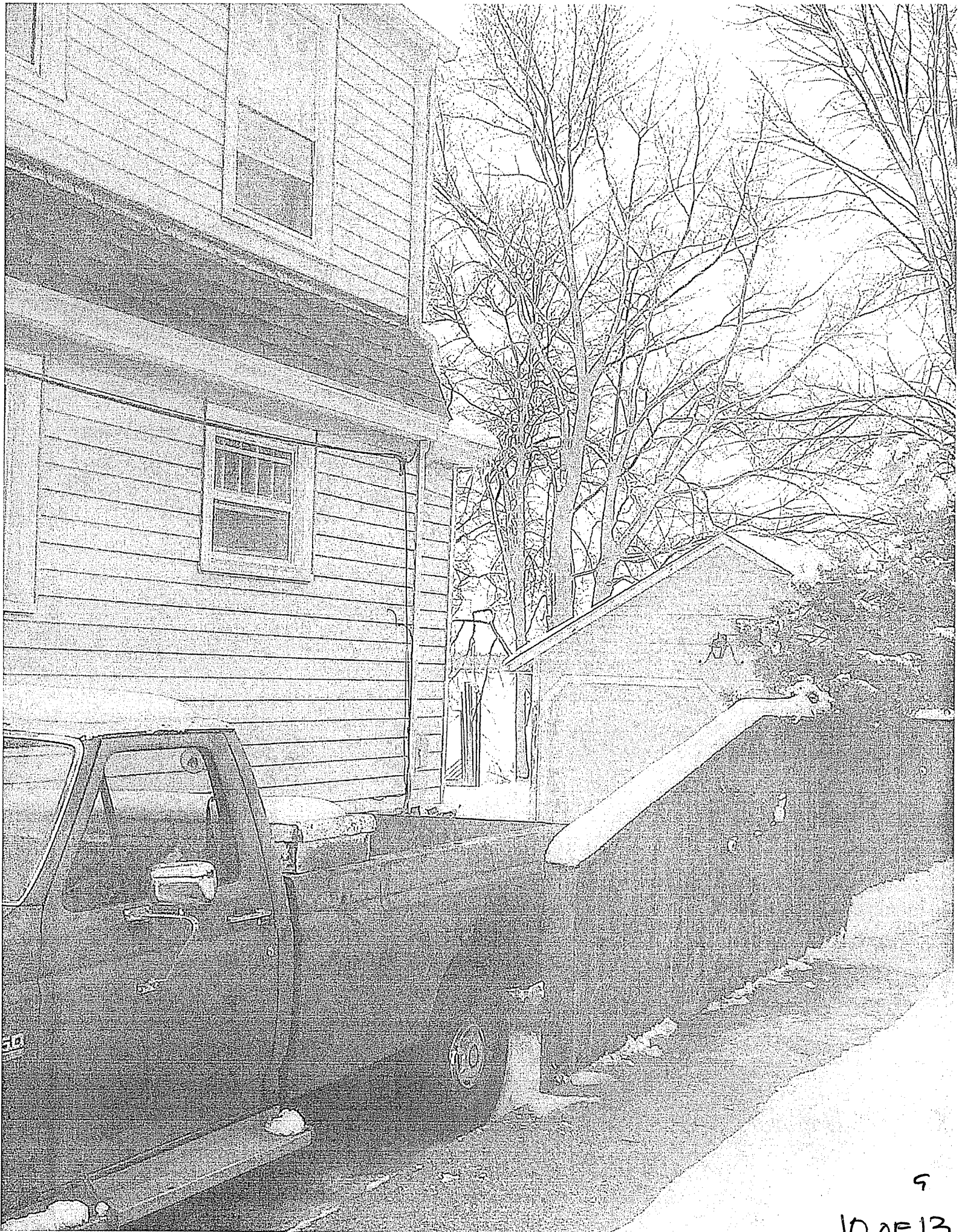
SUBJECT PROPERTY

NOTE FLAT ROOFED ADDITION AND JUMP BALCONY



NOTE 8' DRIVEWAY TIGHT TO NEIGHBOR'S WALL,

SUBJECT PROPERTY





1435 MORRISON ST.
(HOUSE TO THE WEST.)



1431 MORRISON ST.
(HOUSE TWO LOTS WEST.)



1427 MORRISON ST, TWO STORY W/ ATTIC LIVING, 9
13 of 13

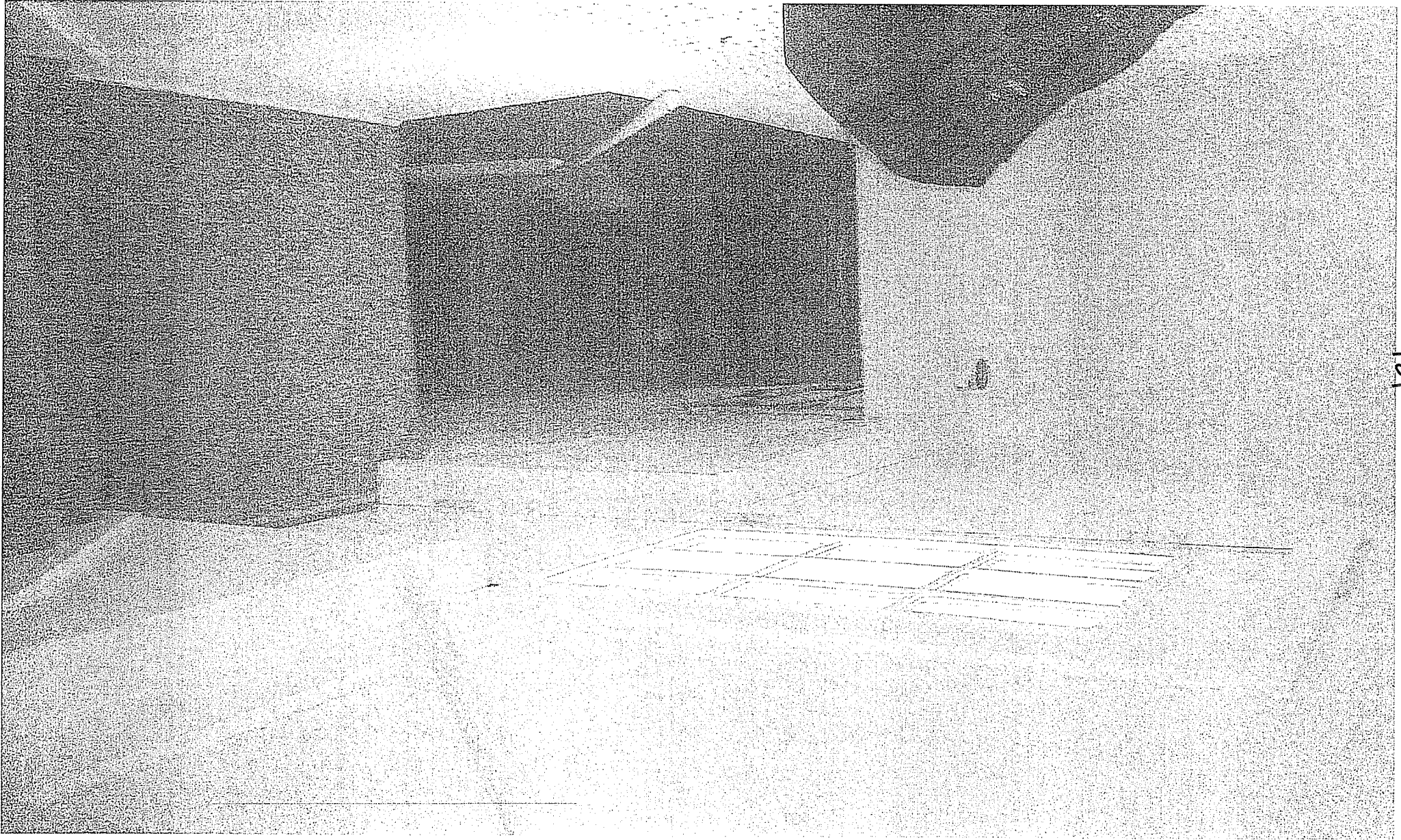
DEMO
PHOTOS



NOTE SETTLING FRONT PORCH, ROTTING TRIM.

→ SUBJECT PROPERTY

D-10FG

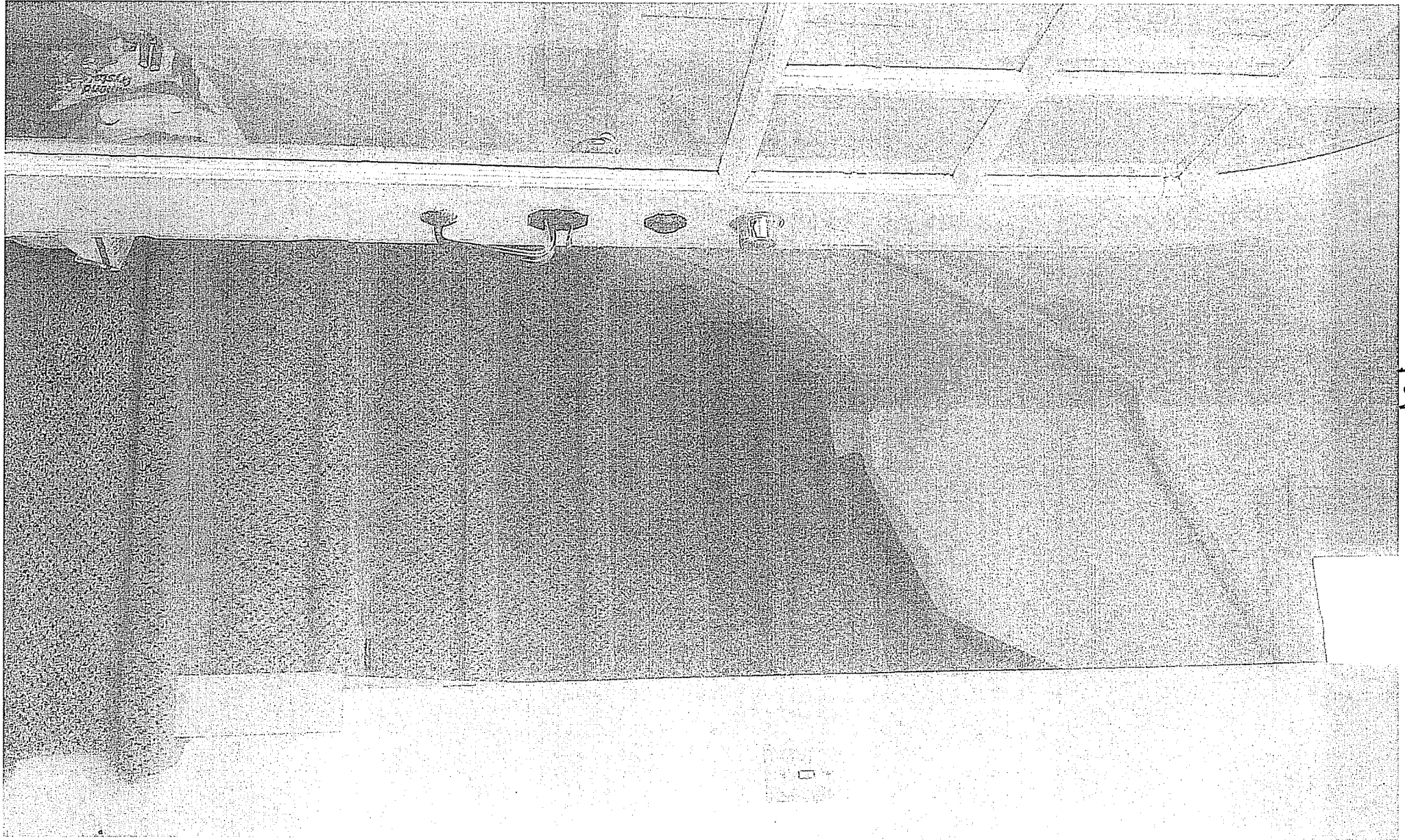


TOP

NARROW, DANGEROUS STAIRWAY AND LANDING.

5

D-2056

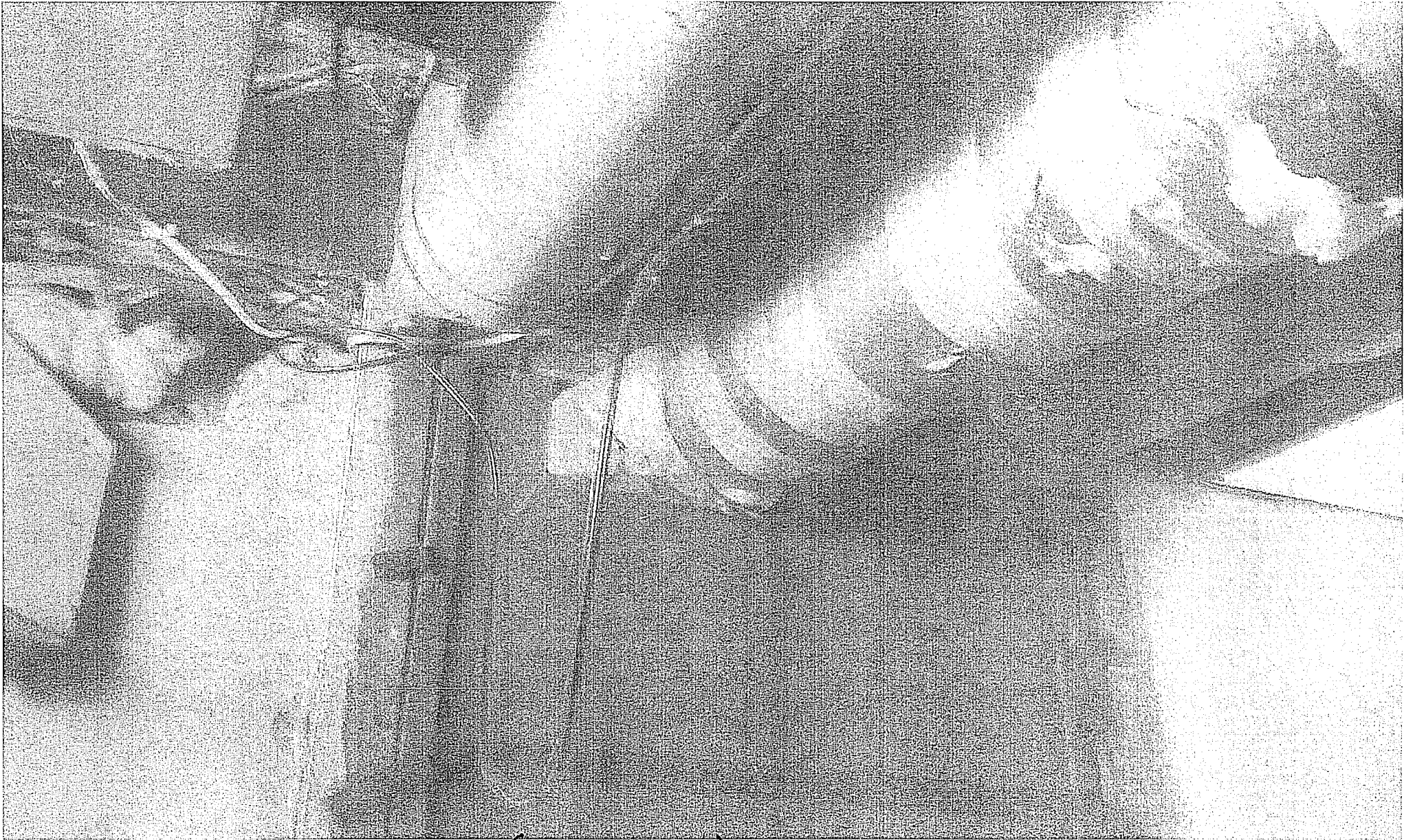


TOP

NARROW DANGEROUS WINDING STAIRS.

↳

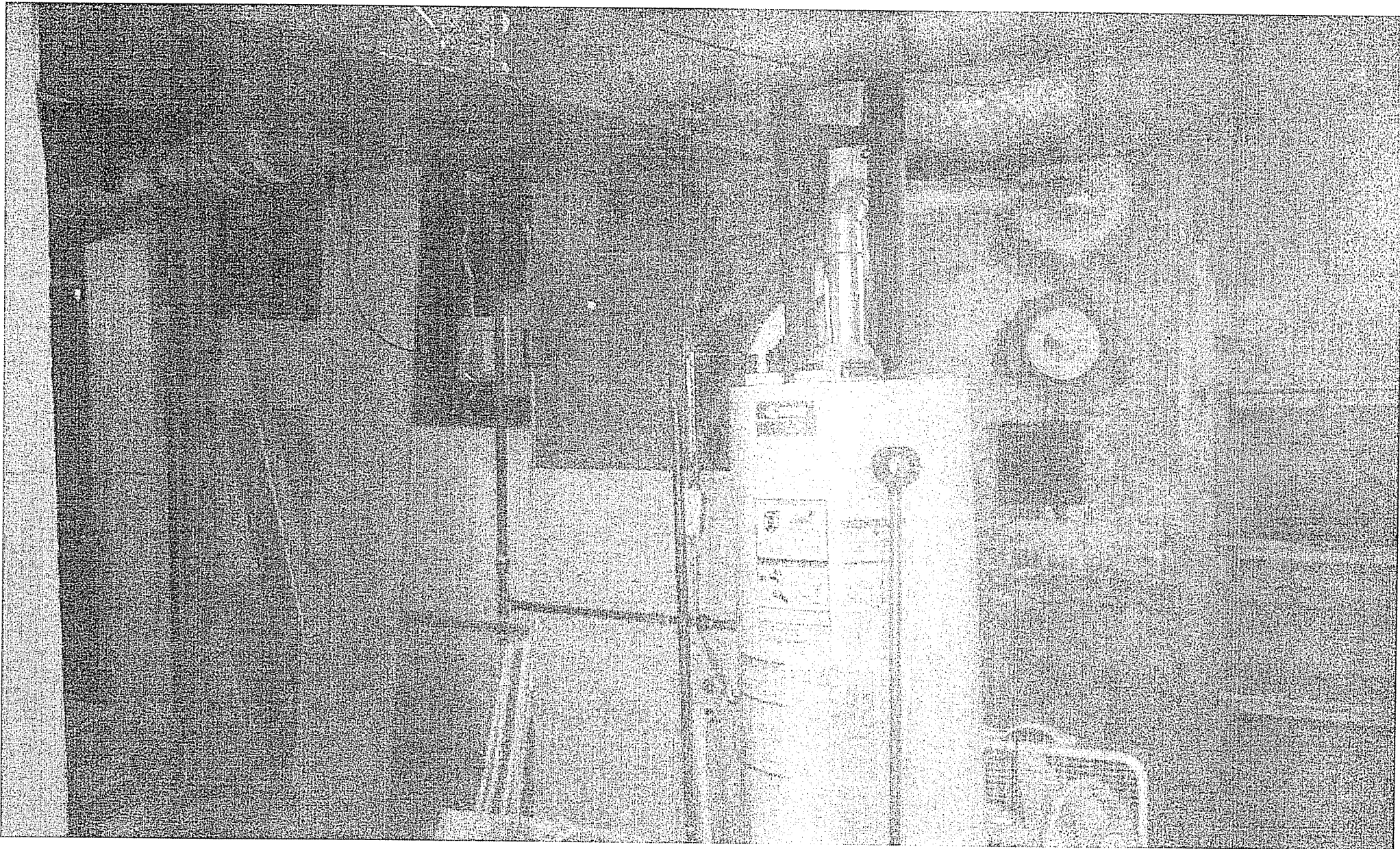
D-30P6



ANCIENT HEAT DUGTS. (ASBESTOS?)

↳

D-40F6



COBBLED BASEMENT MECHANICAL SYSTEMS,



DETERIORATING FIREPLACE

D-6076

5