



Location
718 South Orchard Street

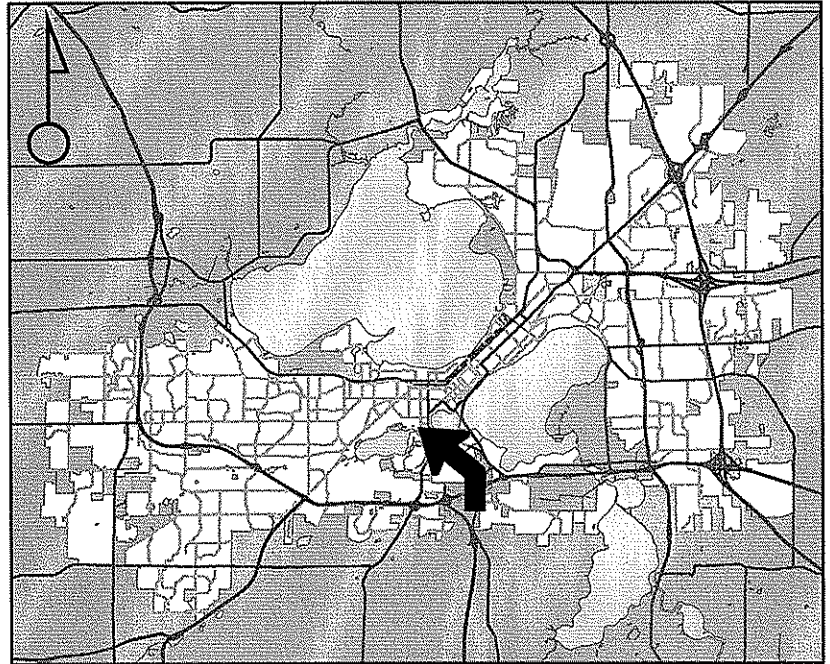
Applicant
Todd Kiley/
Dick Lee – ABC Builders

From: PUD(SIP) To: Amended
PUD(GDP-SIP)

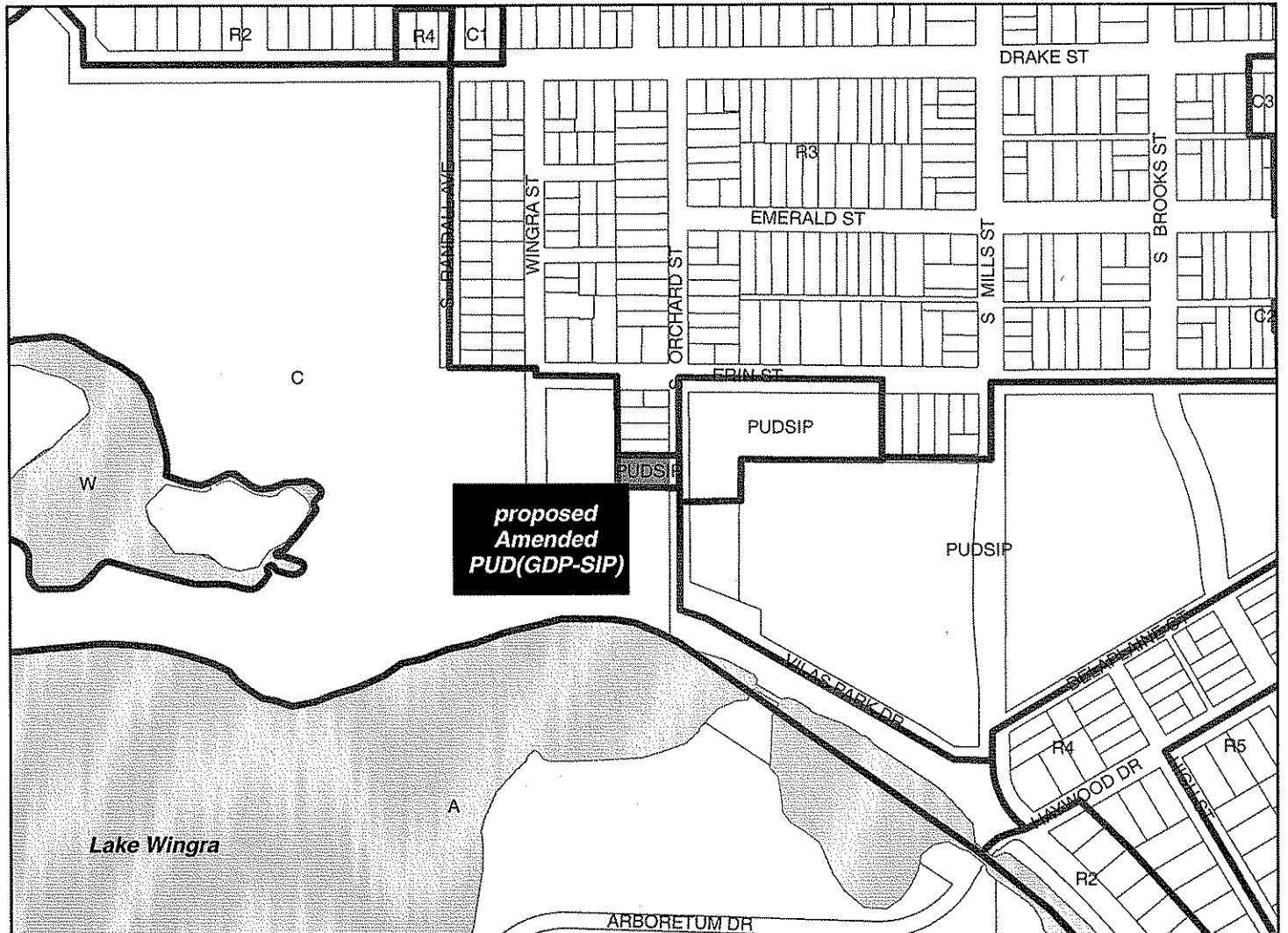
Existing Use
Single-Family Home

Proposed Use
Addition to a 3-Unit Building
Adjacent to a City Park

Public Hearing Date
Plan Commission
20 October 2008
Common Council
28 October 2008



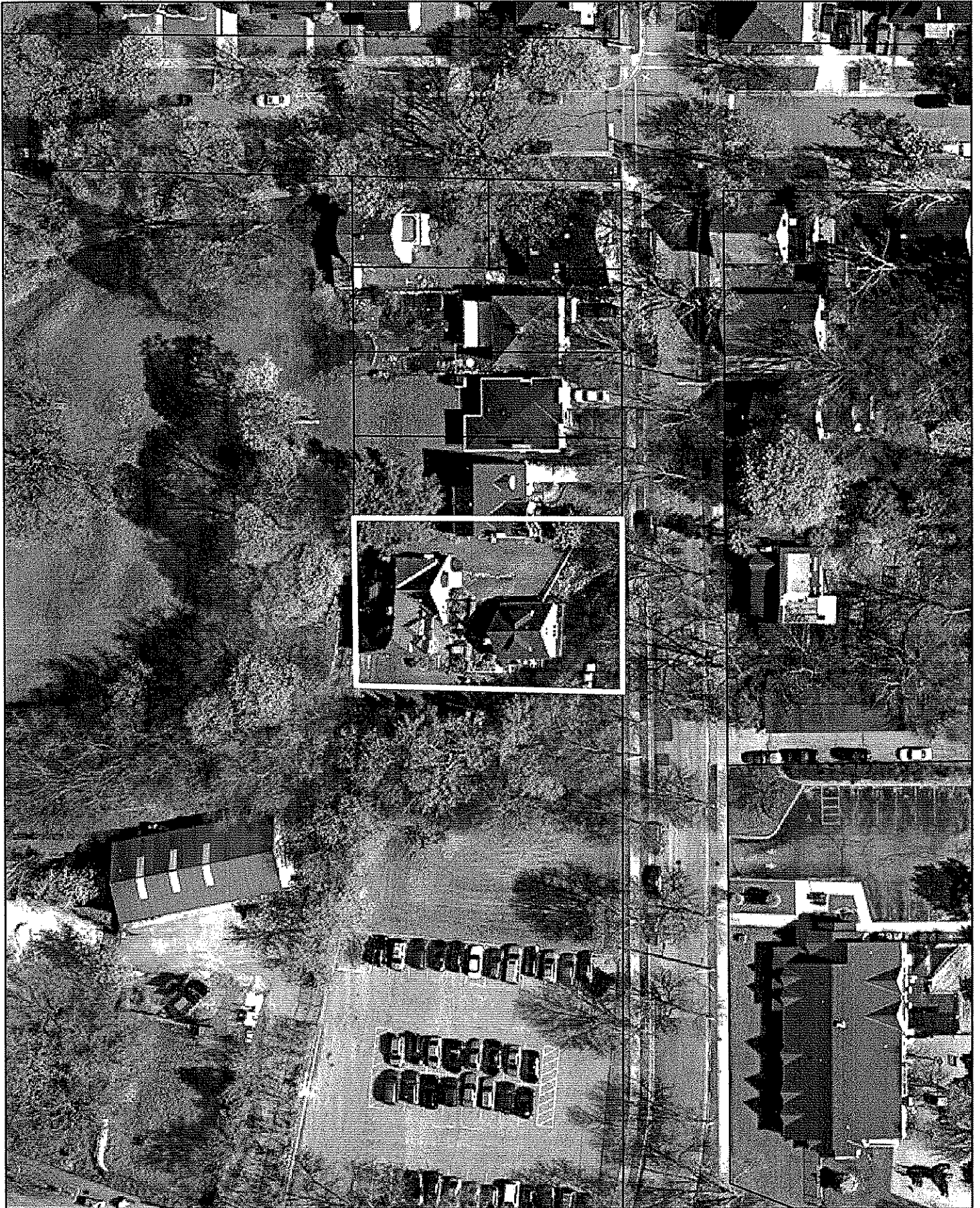
For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 October 2008

6



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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid: \$1250.⁰⁰ Receipt No. 93981
 Date Received: 8/20/08
 Received By: JJK
 Parcel No.: 070927102015
 Aldermanic District: 13 Julia Kerr
 GQ: zoned PUD GDP
 Zoning District: PUD GDP

For Complete Submittal

Application: Letter of Intent:
 IDUP: Legal Descript.:
 Plan Sets: Zoning Text:
 Alder Notification: Waiver:
 Ngrhd. Assn Not.: Waiver:
 Date Sign Issued: 8/20/08

1. Project Address: 718 S. Orchard St. Apt. D Project Area in Acres: _____
 Project Title (if any): _____

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____

Rezoning from PUD-SIP to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP

Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use

Demolition Permit

Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Todd Kiley Apt. D Company: _____
 Street Address: 718 S. Orchard St. Apt. D City/State: Madison Zip: 53715
 Telephone: (608) 279-7073 Fax: (608) 836-7109 Email: todd@schultzelectricinc.com

Project Contact Person: Dick Lee Company: ABC Builders
 Street Address: 6213 Monona Drive City/State: Madison Zip: 53716
 Telephone: (608) 222-2717 Fax: () Email: _____

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Addition to existing unit as it is now owner occupied. We are wanting to expand to allow bedrooms for our children.

Development Schedule: Commencement As soon as possible Completion project will take 4 months

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.
- Filing Fee:** \$ 250.00 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 (principal) buildings, photos 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 to be approved by the City 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 Comprehensive Plan Plan, which recommends: LDR 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:

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 Heather Stouder Date 7.16.08 | Zoning Staff Matt Tucker Date 7.16.08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Todd KILBY Date 8-20-08

Signature [Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 8-20-08

August 19, 2008

City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2984

Attention: Plan Commission

Re: Letter of Intent

To whom it May Concern:

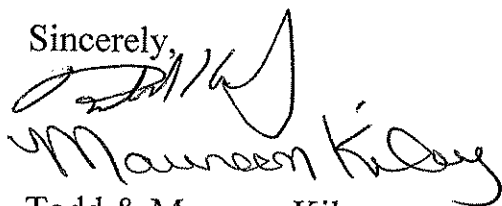
We plan on adding a garage to the lower level. Above the garage will be a living room. We will also be adding a master bedroom and reworking the interior of the existing apartment. The reason for the remodel/addition is we, as the owners of the property, are now living in the unit.

Our start date will be as soon as we receive permits and will continue for approximately four months.

ABC Builders is the general contractor. The architect on the project is Arch-Aide Architects.

This project will not impact the existing parking availability.

Sincerely,



Todd & Maureen Kiley
718 S. Orchard Street
Apartment D
Madison, WI 53715

October 6, 2008

City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2984

Attention: Plan Commission/Urban Design/Common Council

Re: Letter of Intent

To Whom It May Concern:

We plan on adding a garage to the lower level. Above the garage will be a living room. We will also be adding a master bedroom and reworking the interior of the existing apartment. The reason for the remodel/addition is we, as the owners of the property, are now living in the unit.

After our informational presentation we have made the changes that were suggested at that meeting.

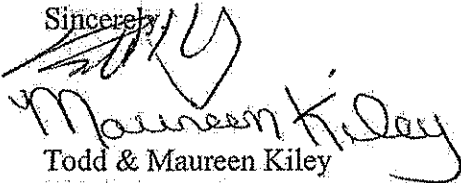
- 1). We have shortened the length of the garage to allow 6 feet of clearance from the South lot line.
- 2). We have also changed the West Side by reducing the amount of extension. Now, we are expanding out even with the existing structure.
- 3). All exterior lighting will meet City of Madison Ordinance of less than 75 watts incandescent on all exterior doors including garage door.

Our start date will be as soon as we receive permits and will continue for approximately four months.

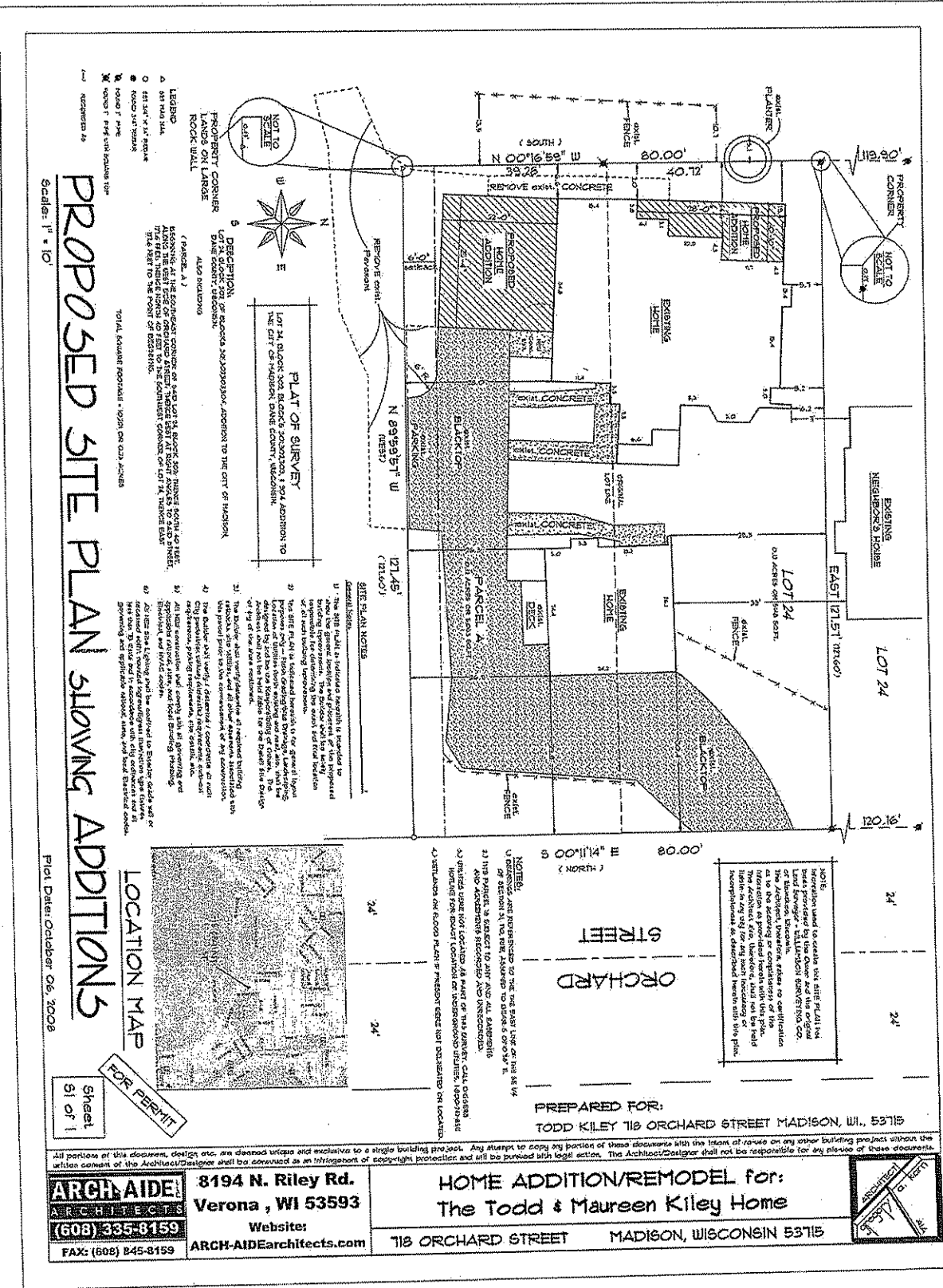
ABC Builders is the general contractor. The architect on the project is Arch-Aide Architects.

This project will not impact the existing parking availability.

Sincerely,



Todd & Maureen Kiley
718 S. Orchard Street
Apartment D
Madison, WI 53715



- LEGEND**
- ▲ 489 HMA SIGN
 - 489 SIGN
 - 489 SIGN
 - ✕ PROPERTY MARK
 - ⋈ PROPERTY MARK
 - ⋈ PROPERTY MARK
 - ⋈ PROPERTY MARK

NOT TO SCALE

PROPOSED SITE PLAN SHOWING ADDITIONS

Scale: 1" = 10'

DESCRIPTION OF RECORD SURVEY/PROPOSED ADDITION TO THE CITY OF MADISON

DATE COUNTY RECORDS: ALSO INCLUDING (PAGE 2)

ASSUMING AT THE FORECLOSED CORNER OF SAID LOT 24 BEING 200' THENCE SOUTH 42° 18' 12" EAST TO THE EAST CORNER OF SAID LOT 24 BEING 200' THENCE SOUTH 42° 18' 12" EAST TO THE POINT OF BEGINNING OF SAID LOT 24, THENCE EAST 174.85' TO THE POINT OF BEGINNING.

TOTAL SQUARE FEET: 10229 SQ. FT.

- SITE PLAN NOTES**
- 1) The site shall be maintained throughout its intended use.
 - 2) The site shall be maintained throughout its intended use.
 - 3) The site shall be maintained throughout its intended use.
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 - 50) The site shall be maintained throughout its intended use.

NOTES:

1) INTERFERE WITH OR REMOVE ANY EXISTING UTILITIES OR STRUCTURES.

2) THE ARCHITECT/DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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PREPARED FOR:
TODD KILEY 118 ORCHARD STREET MADISON, WI., 53715

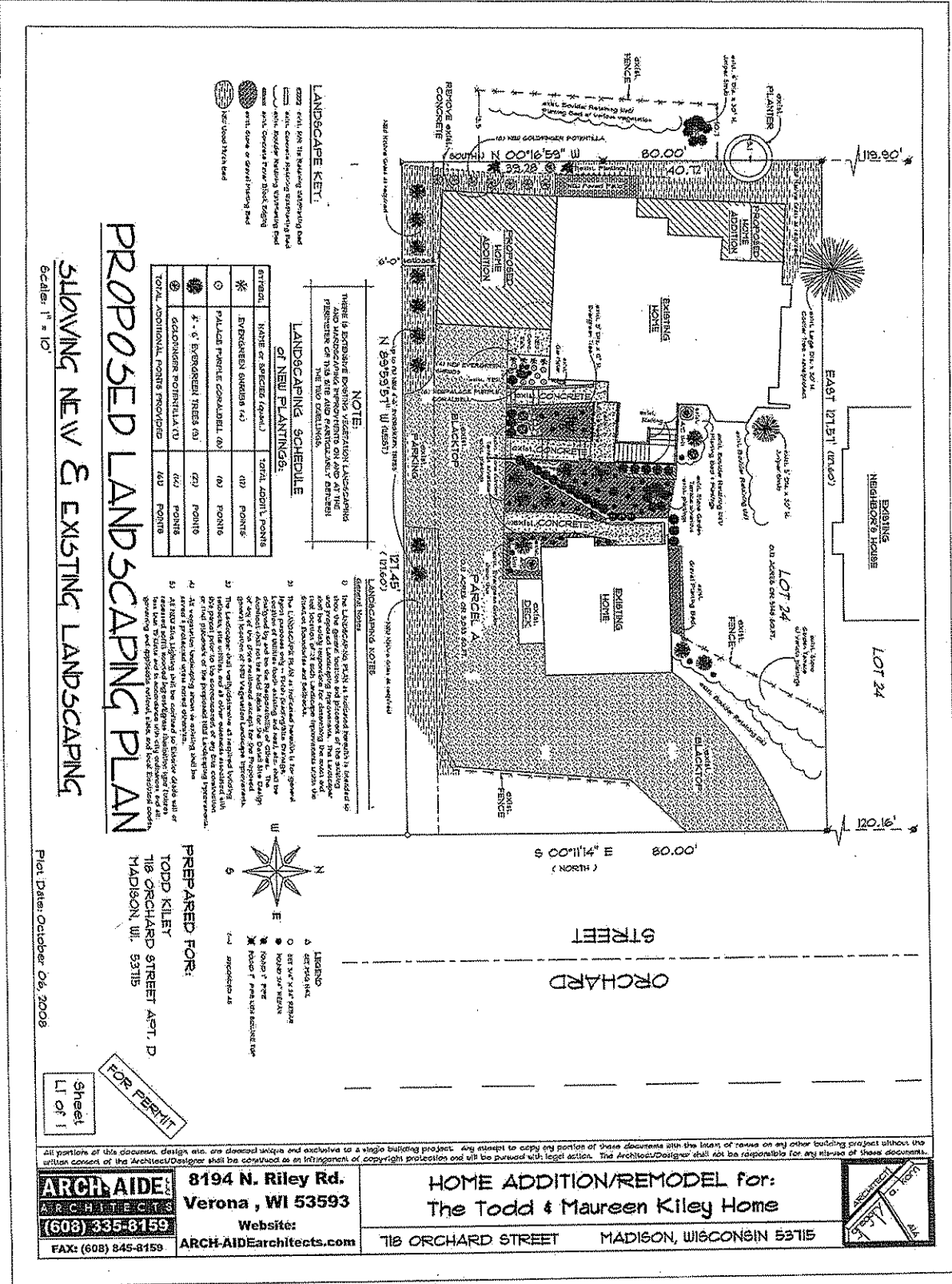
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ARCH-AIDE
ARCHITECTS
(608) 335-8159
FAX: (608) 845-8159

8194 N. Riley Rd.
Verona, WI 53593
Website:
ARCH-AIDEarchitects.com

HOME ADDITION/REMODEL for:
The Todd & Maureen Kiley Home
118 ORCHARD STREET MADISON, WISCONSIN 53715

FOR PERMIT
Sheet 51 of 1



LANDSCAPE KEY:

- REMOVE EXISTING ASPHALT DRIVE
- REMOVE EXISTING CONCRETE DRIVE
- REMOVE EXISTING ASPHALT DRIVE
- REMOVE EXISTING CONCRETE DRIVE
- REMOVE EXISTING ASPHALT DRIVE
- REMOVE EXISTING CONCRETE DRIVE
- REMOVE EXISTING ASPHALT DRIVE
- REMOVE EXISTING CONCRETE DRIVE

LANDSCAPING SCHEDULE

NOTE: THERE IS SEVERAL EXISTING VEGETATION LANDSCAPING ELEMENTS ON THIS SITE AND LANDSCAPING ELEMENTS WILL BE MAINTAINED.

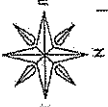
SYMBOL	NAME OF SPECIES (QUALITY)	TOTAL ADULT POINTS
*	EVERGREEN SHRUBS (4)	40 POINTS
○	PALM TREE (CERAMBIUM (4))	40 POINTS
○	* - 6' EVERGREEN TREES (4)	40 POINTS
○	SCALONERUS POTENTIAL (4)	40 POINTS
TOTAL	ADDITIONAL POINTS PROVIDED	160 POINTS

PROPOSED LANDSCAPING PLAN

SHOWING NEW & EXISTING LANDSCAPING

Scale: 1" = 10'

Plot Date: October 06, 2008



- LEGEND**
- SET 2" x 4" SIGN
 - HOUSING SIGN
 - HOUSING SIGN
 - HOUSING SIGN
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PREPARED FOR:

TODD KILEY
718 ORCHARD STREET APT. D
MADISON, WI. 53715

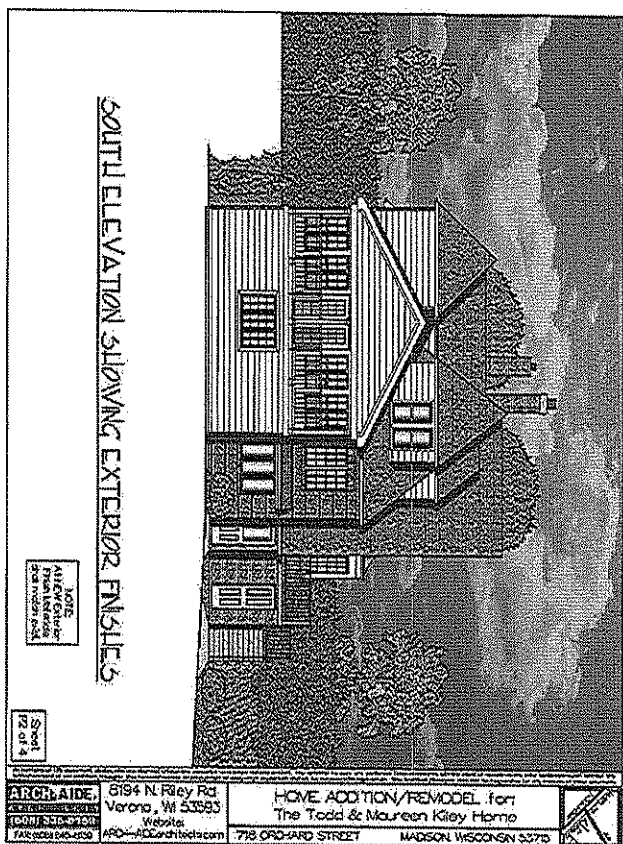
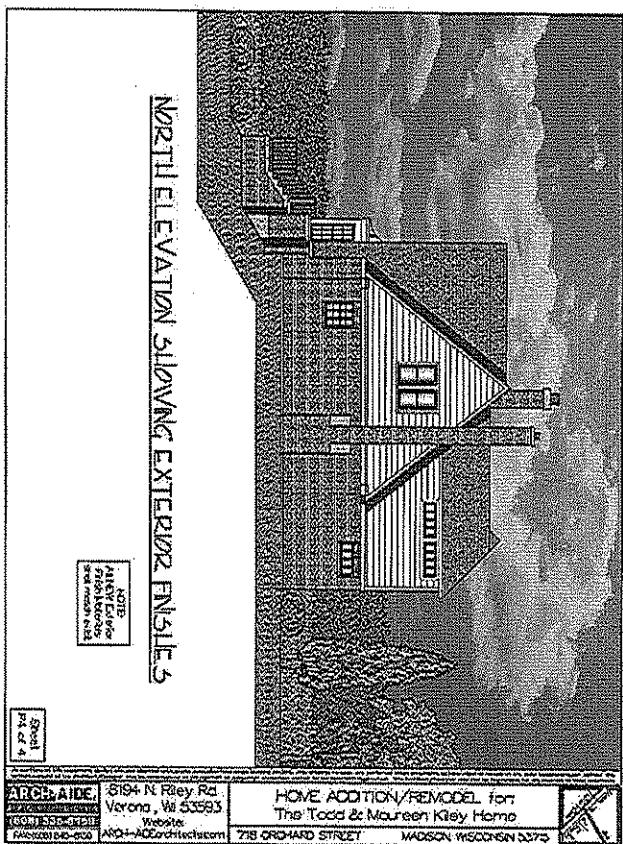
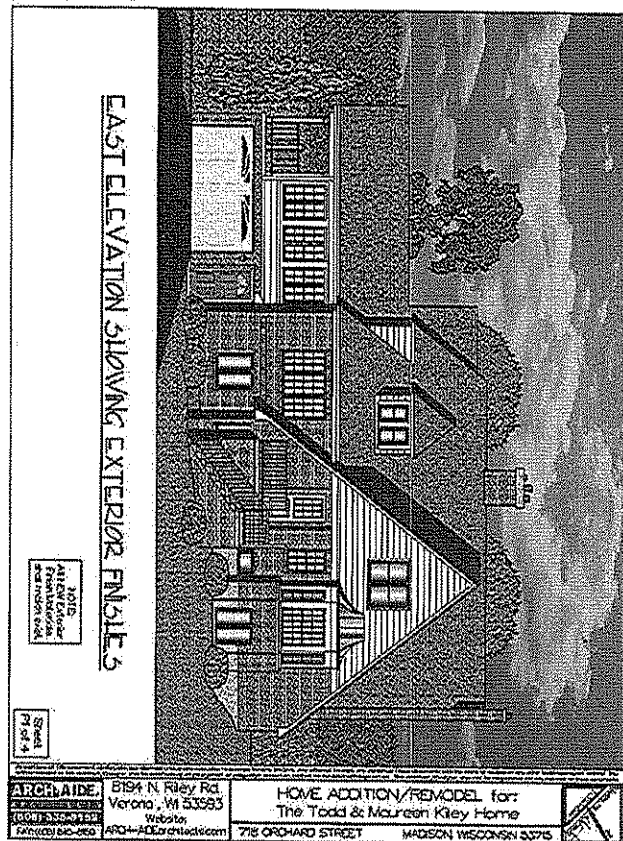
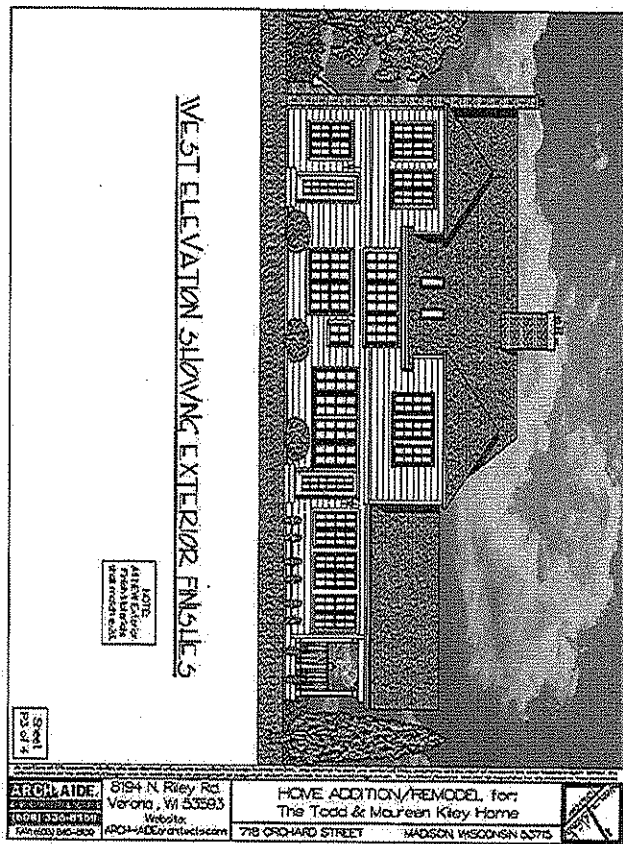
Sheet
1 of 1

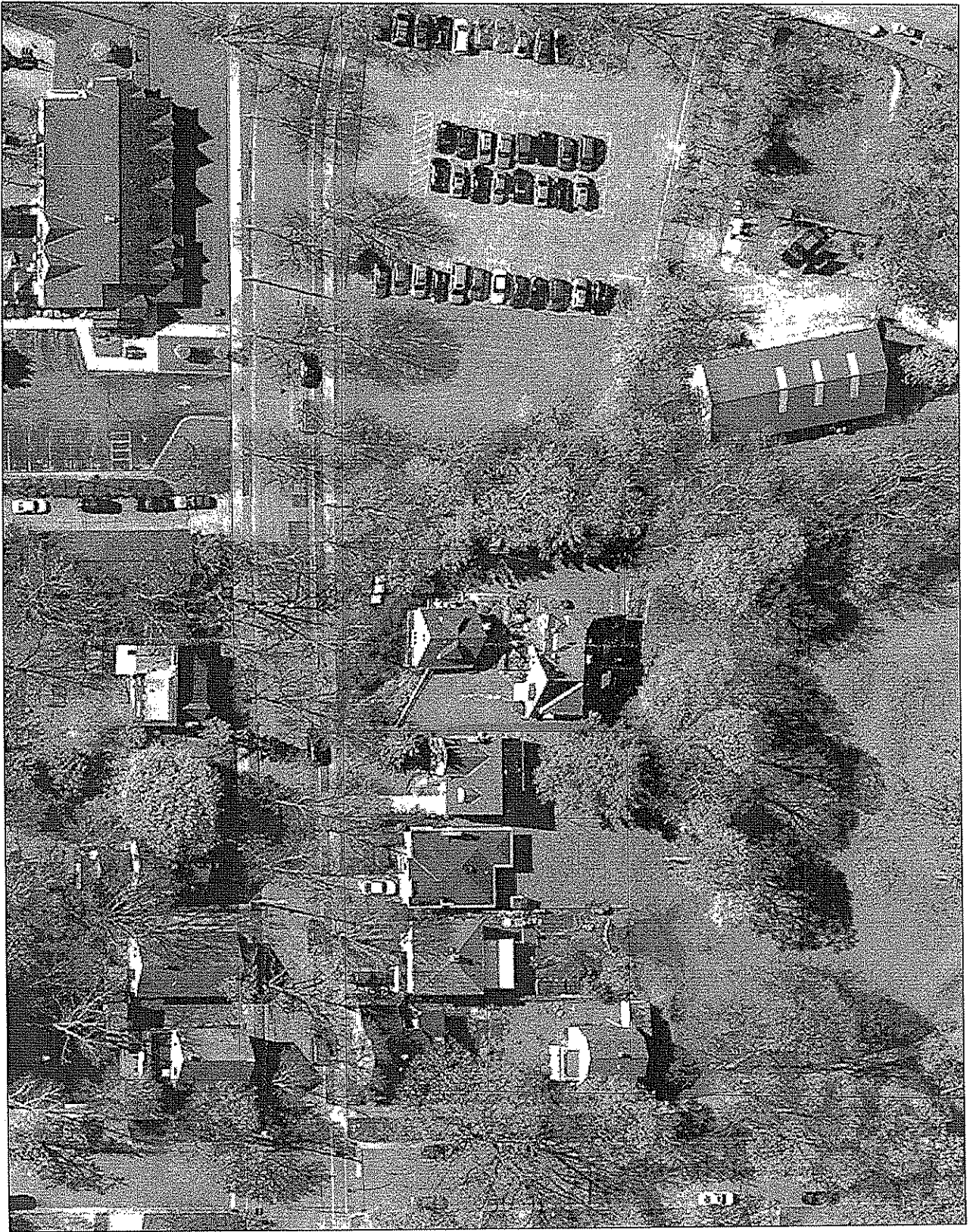
FOR PERMIT

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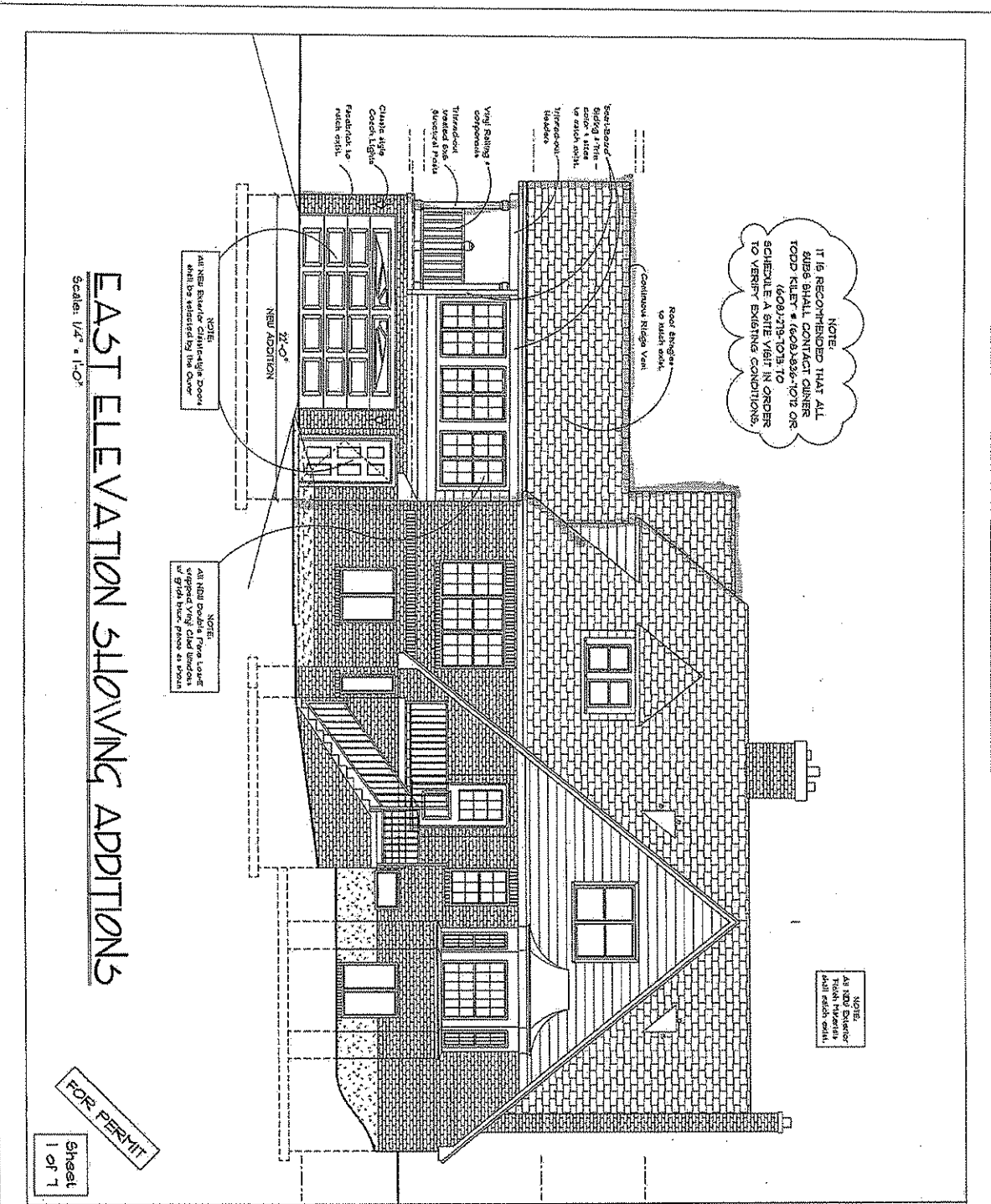
ARCH-AIDE ARCHITECTS
 (608) 335-8159
 Website: ARCH-AIDEarchitects.com
 8194 N. Riley Rd. Verona, WI 53593
 FAX: (608) 845-8159

HOME ADDITION/REMODEL for:
 The Todd & Maureen Kiley Home
 718 ORCHARD STREET MADISON, WISCONSIN 53715





NEW



NOTE:
IT IS RECOMMENDED THAT ALL
SIZES BEHOLD CONTACT OWNER
TOPP KILBY & ASSOCIATES, INC. TO
SCHEDULE A SITE VISIT IN ORDER
TO VERIFY EXISTING CONDITIONS.

NOTE:
ALL NEW EXTERIOR CHINA-LIGHT DOORS
WILL BE INSTALLED BY THE OWNER

NOTE:
ALL NEW DOOR'S PANE LEASE
WILL BE SUPPLIED BY THE OWNER

NOTE:
ALL NEW DOOR'S
WILL BE INSTALLED BY THE OWNER

EAST ELEVATION SHOWING ADDITIONS

Scale: 1/4" = 1'-0"

FOR PERMIT
Sheet
1 OF 1

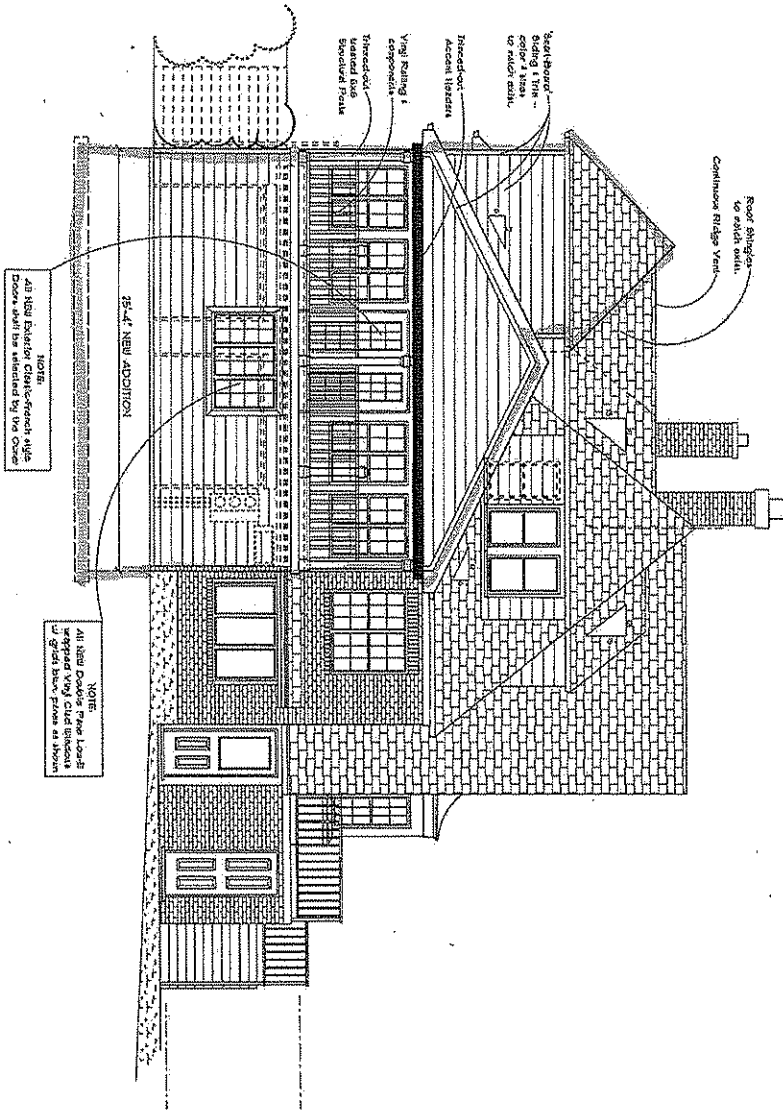
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ARCH-AIDE ARCHITECTS (608) 335-8159 FAX: (608) 845-8159	8194 N. Riley Rd. Verona, WI 53593 Website: ARCH-AIDEarchitects.com	HOME ADDITION/REMODEL for: The Todd & Maureen Kiley Home 718 ORCHARD STREET MADISON, WISCONSIN 53715	
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NEW

SOUTH ELEVATION SHOWING ADDITIONS

Scale: 1/4" = 1'-0"



NOTE:
All New Exterior Clastic-Finish Sides
Shops shall be finished by Van Gorp

NOTE:
All New Downspouts
to ground level shall be shown

Shutboard
ending 1/2" in
color 1/2" in
or solid color

Threaded
Acorn Nuts

Vinyl Siding 1
exposed
Shaded Finish

Roof Siding
or solid color
Continuous Ridge Vent

NOTE:
All New Exterior
Siding shall be
shown with
shaded finish.

FOR PERMIT
Sheet
2 of 7

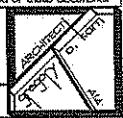
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ARCH-AIDE
ARCHITECTS
(608) 335-8159
FAX: (608) 845-8159

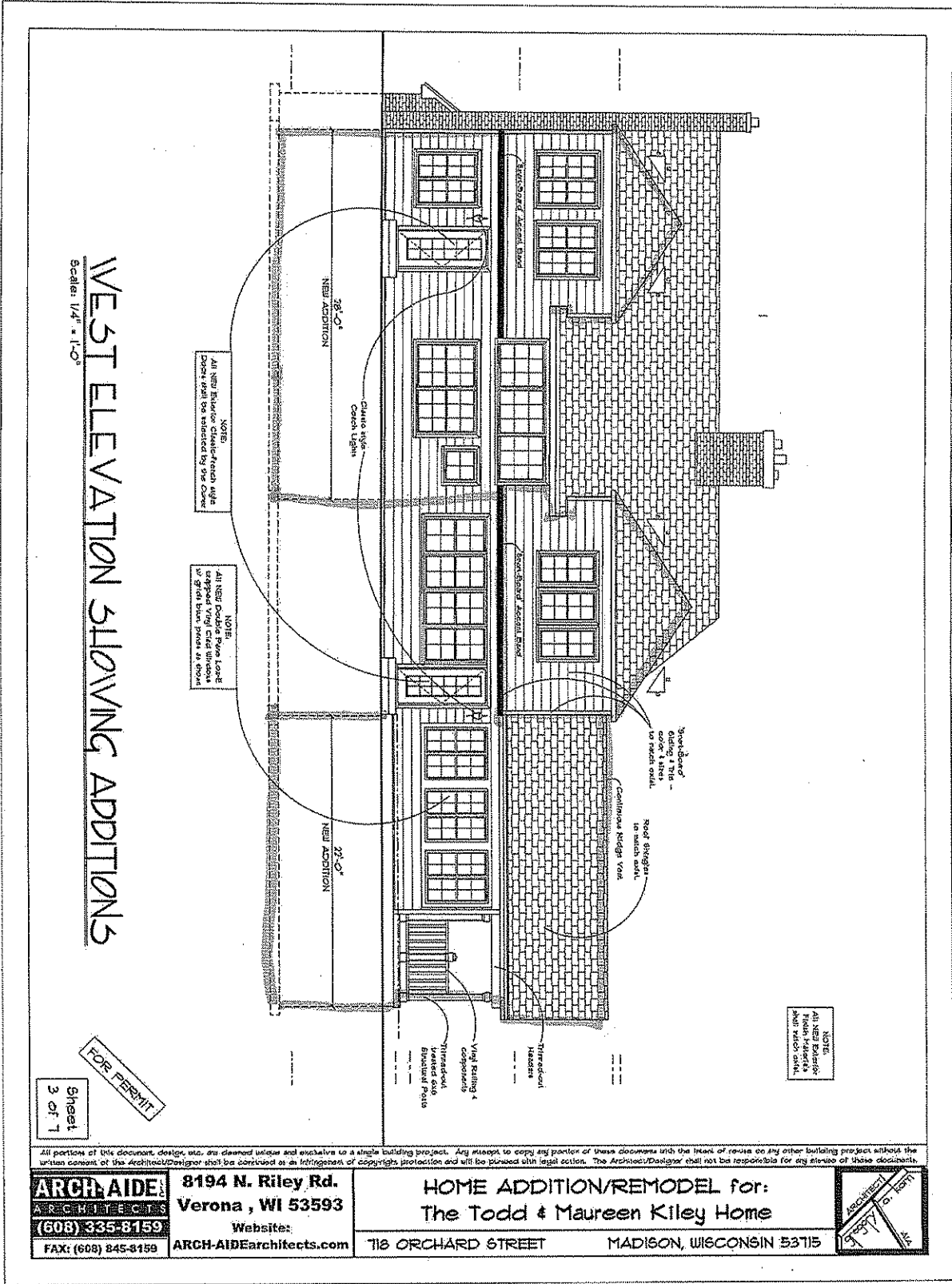
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Verona, WI 53593
Website:
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HOME ADDITION/REMODEL for:
The Todd & Maureen Kiley Home

118 ORCHARD STREET MADISON, WISCONSIN 53715



NEW



WEST ELEVATION SHOWING ADDITIONS

Scale: 1/4" = 1'-0"

NOTE:
All new interior doors shall be selected by the client.

NOTE:
All new exterior trim shall be selected by the client.

NOTE:
All new exterior trim shall be selected by the client.

Sheet
3 of 7

FOR PERMIT

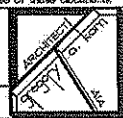
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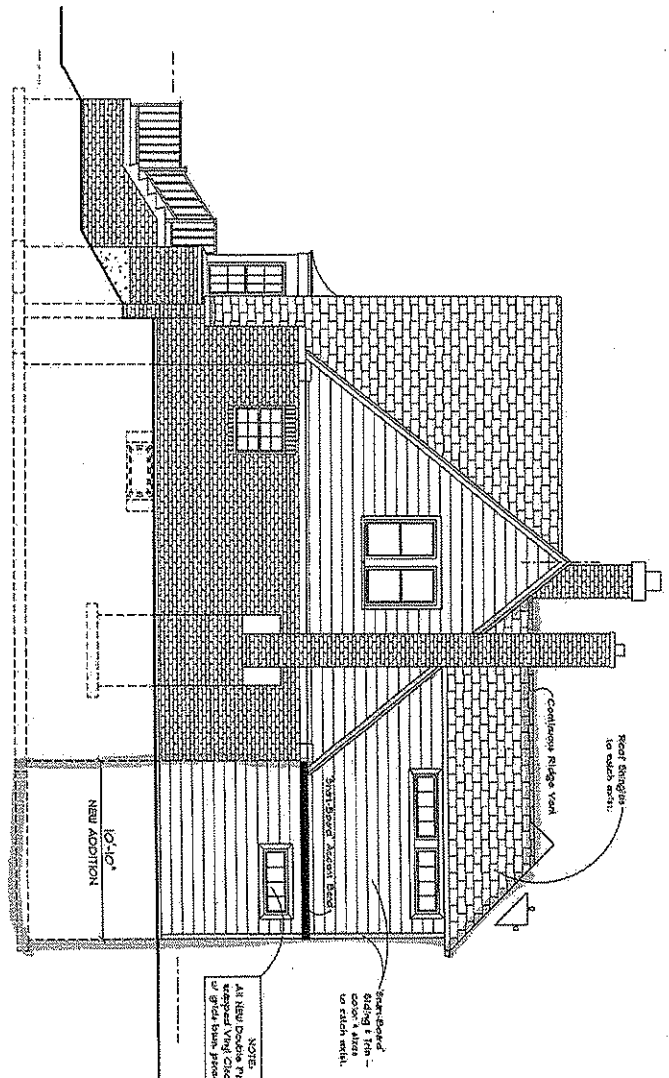
718 ORCHARD STREET MADISON, WISCONSIN 53715



REVISED

NORTH ELEVATION SHOWING ADDITIONS

Scale: 1/4" = 1'-0"



NOTE:
All New Doors/
Trim, Sillings,
etc. to be shown
as shown.

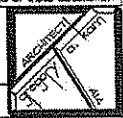
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4 of 7

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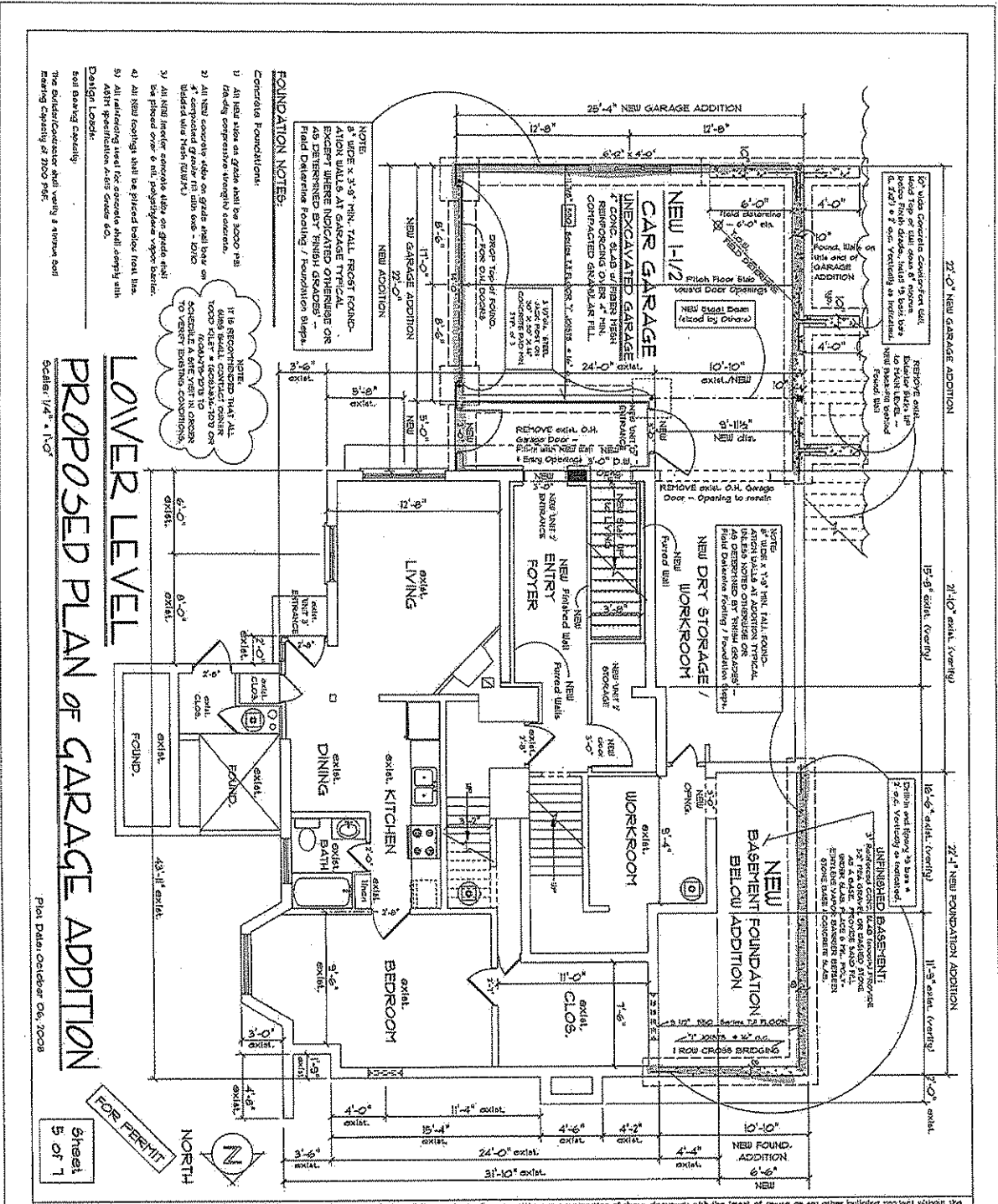
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HOME ADDITION/REMODEL for:
The Todd & Maureen Kiley Home
718 ORCHARD STREET MADISON, WISCONSIN 53715



NEW



- FOUNDATION NOTES:**
- 1) All new walls on grade will be 1600 psi concrete with rebar.
 - 2) All new concrete walls on grade will have a 4\"/>

NOTE:
 IF IS RECOMMENDED THAT ALL NEW WALLS BE CONCRETE WITH REBAR. REBAR SHALL BE 1/2\"/>

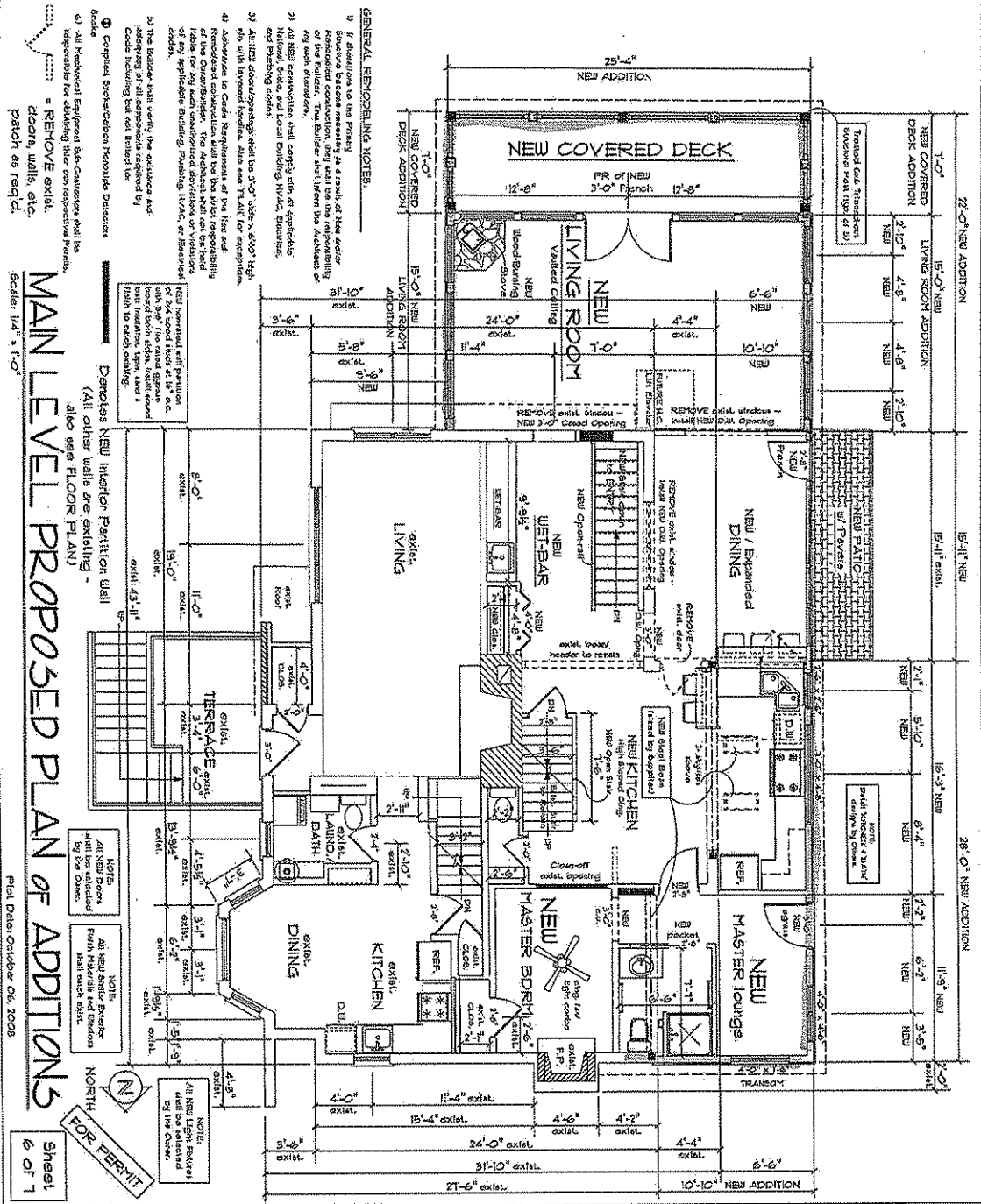
LOWER LEVEL
PROPOSED PLAN OF GARAGE ADDITION

Scale: 1/4" = 1'-0"
 Plat. Date: October 06, 2008

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NEW

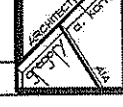


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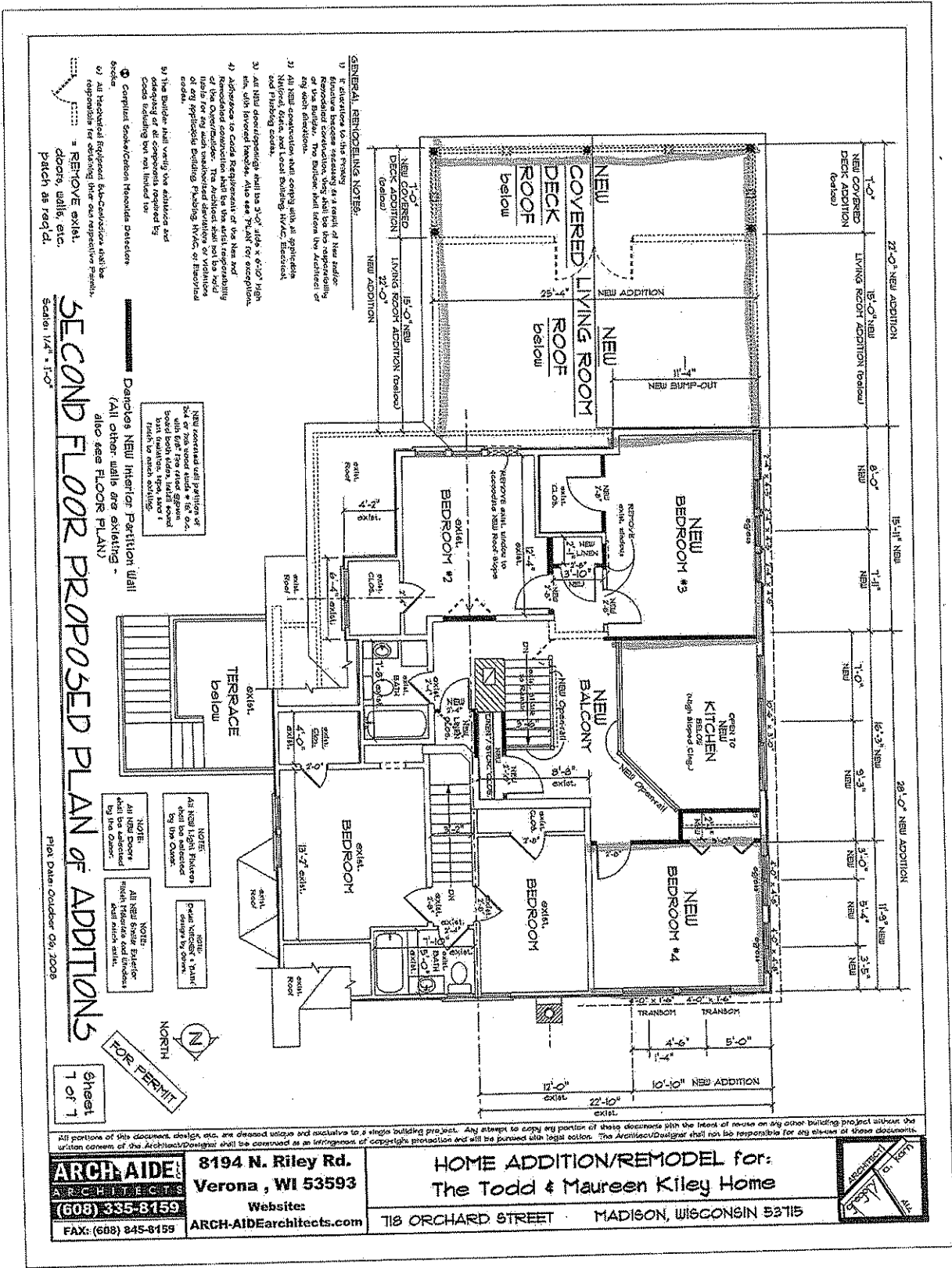
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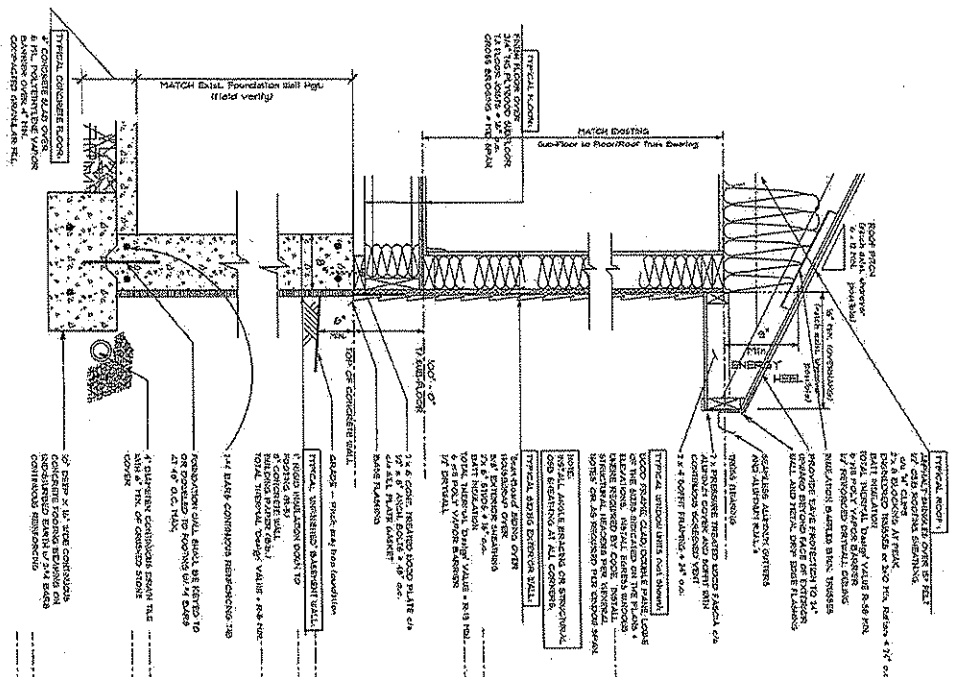
HOME ADDITION/REMODEL for:
 The Todd & Maureen Kiley Home
 718 ORCHARD STREET MADISON, WISCONSIN 53715



NEW



A
TYPICAL WALL SECTION
 Scales: NO SCALE (2x6 / Siding)
PROPOSED BUILDING SECTION



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Sheet
 D1 of 1

Plot Date October 06, 2008

NOTE:
 All New Exterior
 Finish Materials
 shall match exist.

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