



Location
1316 Hooker Avenue

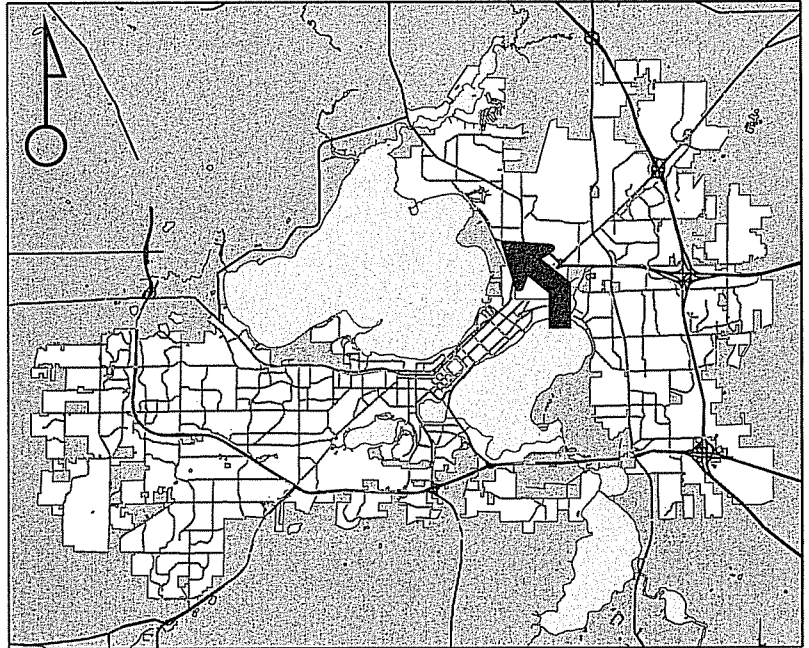
Project Name
Hooker Avenue Apartments

Applicant
Fish Hook Properties, LLC/
James McFadden-McFadden & Company

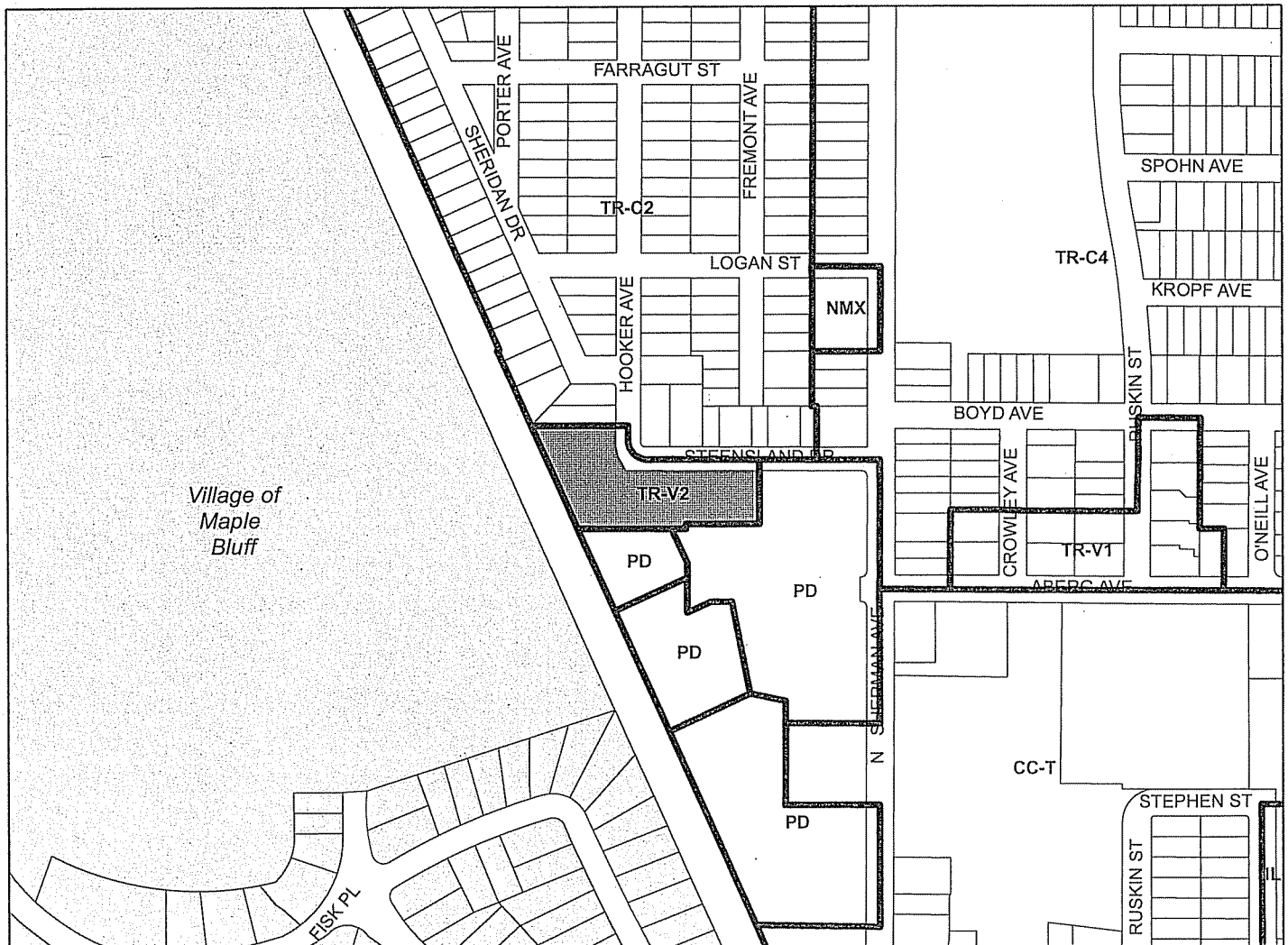
Existing Use
Apartment building

Proposed Use
Convert former pool into 3 additional
dwelling units in an existing apartment
building

Public Hearing Date
Plan Commission
04 November 2013



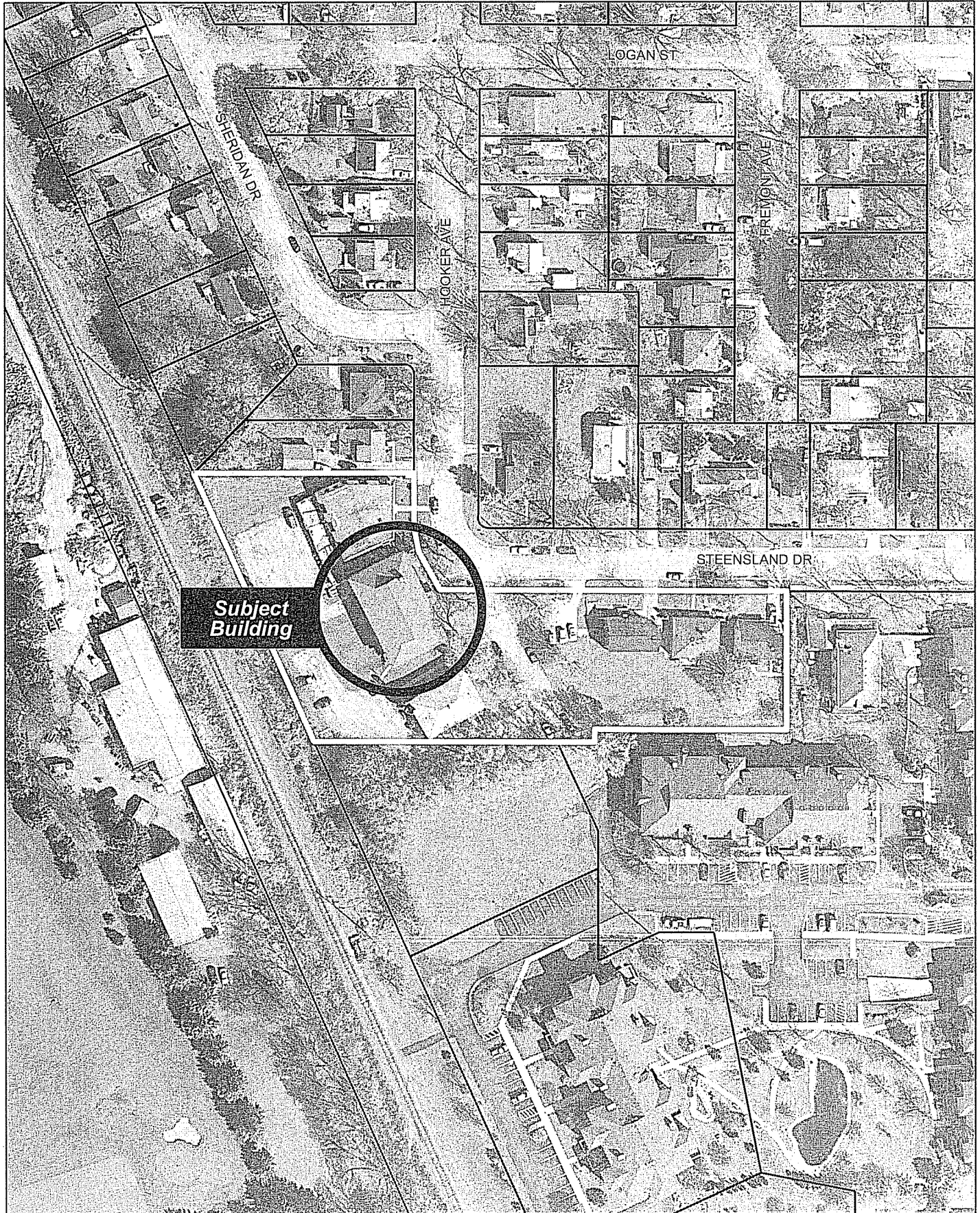
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 October 2013

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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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1316 Hooker Avenue
Project Title (if any): _____

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: James McFadden **Company:** McFadden & Company
Street Address: 380 West Washington Avenue **City/State:** Madison, Wisconsin **Zip:** 53703
Telephone: (608) 251-1350 **Fax:** () **Email:** mcfadden@mailbag.com

Project Contact Person: James McFadden **Company:** McFadden & Company
Street Address: 380 West Washington Avenue **City/State:** Madison, Wisconsin **Zip:** 53703
Telephone: (608) 251-1350 **Fax:** () **Email:** mcfadden@mailbag.com

Property Owner (if not applicant): Fish Hook Properties LLC c/o Gabe Horstic
Street Address: 2136 N Racine Ave #3 **City/State:** Chicago, IL **Zip:** 60614

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Create three new apartments in the exposed basement of an existing eight unit apartment building. Replace existing canopy & add 4 balconies. Refurbish existing parking lot.

Development Schedule: Commencement Fall 2013 Completion Spring 2013

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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 ½ 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 Instructions & Fee Schedule. 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 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:
Larry Palm 7/9/2013 Kay Cowing, S.T.N.A. President 8/12/2013

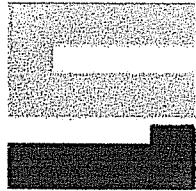
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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: Tim Parks Date: 9/5/2013 Zoning Staff: Matt Tucker Date: 9/5/2013

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

Name of Applicant James McFadden Relationship to Property: Architect
Authorizing Signature of Property Owner [Signature] Date September 27, 2013



CAMPBELL STREET

ASSET MANAGEMENT

CREATING BETTER PLACES TO LIVE

773-830-1485
2121 N. Campbell Ave
Chicago, IL 60647

To Whom It May Concern:

Thank you for considering my request for an Alteration for an Approved Conditional Use for improvements to the property located on Hooker Street. I'm excited to be involved in the Madison real estate market, especially with the repositioning of this asset, which will enhance the community and improve the local income and tax base.

My Company is based in Chicago but I have long standing ties to Madison having attended the University graduating May 2006 with undergraduate degrees in Real Estate and Finance. While a student I was involved in the local real estate community as a broker and property manager. After graduating I moved to Chicago where I was a commercial real estate lender with Wells Fargo Bank for over 7-years.

I've been acquiring, redeveloping and managing properties on my own account for the past 5-years and have over 60-units in Chicago consisting of 3-units up to 19-unit buildings. I still have friends and family in the Madison area, which I frequent more since starting the Hooker project and am working on setting up a local base of operations to pursue other opportunities. Meanwhile I've been able to outsource both project and property management to local construction and real estate professionals that handle the day to day.

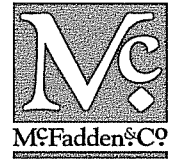
Please call me should you have any questions. I look forward to working with you on this projects and others down the road.

Best regards,

Gabe Horstick
Managing Principal
262-337-0246

Letter of Intent

From: McFadden & Company
380 West Washington Avenue
Madison, Wisconsin 53703
(608) 251-1350



To: Plan Commission
City of Madison
215 Martin Luther King Blvd
Madison, Wisconsin 53701

Date: September 27, 2013

Project: 1316 Hooker Avenue

1316 Hooker Avenue is an exceptionally well built but indifferently maintained building that is now under new ownership. Interior work has already commenced as a Minor Alteration with new kitchen and bath fixtures & cabinets, new flooring and replacement windows & doors being installed in the existing eight apartments.

Additional improvements proposed include the adding new balconies for the four front facing apartments (two of the four balconies will encroach on the front yard setback), replacing the entry canopy, resurfacing and striping the existing shared parking lot, construction of a trash enclosure, additional landscaping to the west of the building and the conversion of a portion of the lower floor that originally contained a now long abandoned pool into three new one bedroom apartments.

1316 is part of a master condominium that includes six buildings; three duplexes at 1501, 1505 & 1509 Steensland Drive and three apartment buildings with (5) two bedroom, (8) two bedroom and (12) efficiencies at 1310, 1316 & 1402 Hooker Avenue respectively. The duplexes are functionally independent and will not be considered here but three apartment buildings while having split ownership share drives, parking and open space and for the purpose of this application will be considered as a single combined entity.

Owner: Fish Hook Properties LLC
Gabe Horstic, Campbell Street Asset Management
2121 North Campbell Avenue
Chicago, IL 60647
O: (262) 773-1485, C: (262) 337-0246
gabe@csamchicago.com

Architect: James McFadden , McFadden & Company
380 West Washington Avenue
Madison, Wisconsin 53703
(608) 251-1350
mcfadden@mailbag.com

Schedule: Existing apartments - September 2013
New apartments & Balconies - Fall 2013
Site work - Spring 2014

Lot Area:
Steensland 28,127 SF for 1501, 1505 & 1509 Steensland Drive
1310 Hooker 21,344 SF
1316 & 1402 37,026
Total Hooker 58,370 SF

Building Area:
1310 Hooker 2,145 SF
1316 Hooker 4,328
1402 Hooker 3,446
1402 Deck 2,652
Total 12,571 SF

Dwelling Units:
1310 Hooker (5) Existing two bedroom
1316 Hooker (8) Existing two bedroom
(3) New one bedroom
(11) Total
1402 Hooker (12) Efficiencies
Total (28) Dwelling Units

Parking:
Auto
Covered 11 - 1402 Hooker
Street 9 - Vacated portion of Hooker Ave
Surface 21
Total 41 or 1.46 per dwelling unit
Bike 31 or 1.0 per dwelling unit + 3 visitor

Lot Coverage:

Buildings	8,975 SF or 15.4%
Decks/Balconies	2,755 SF or 4.8%
Walks	975 SF or 1.6%
Pavement	18,830 SF or 32.3%
Total	31,535 SF or 54.0%

Open Space: 18,760 SF or 670 SF / dwelling
21,412 SF or 756 SF / dwelling with deck @ 1402 Hooker

Land Value: \$54,000.00

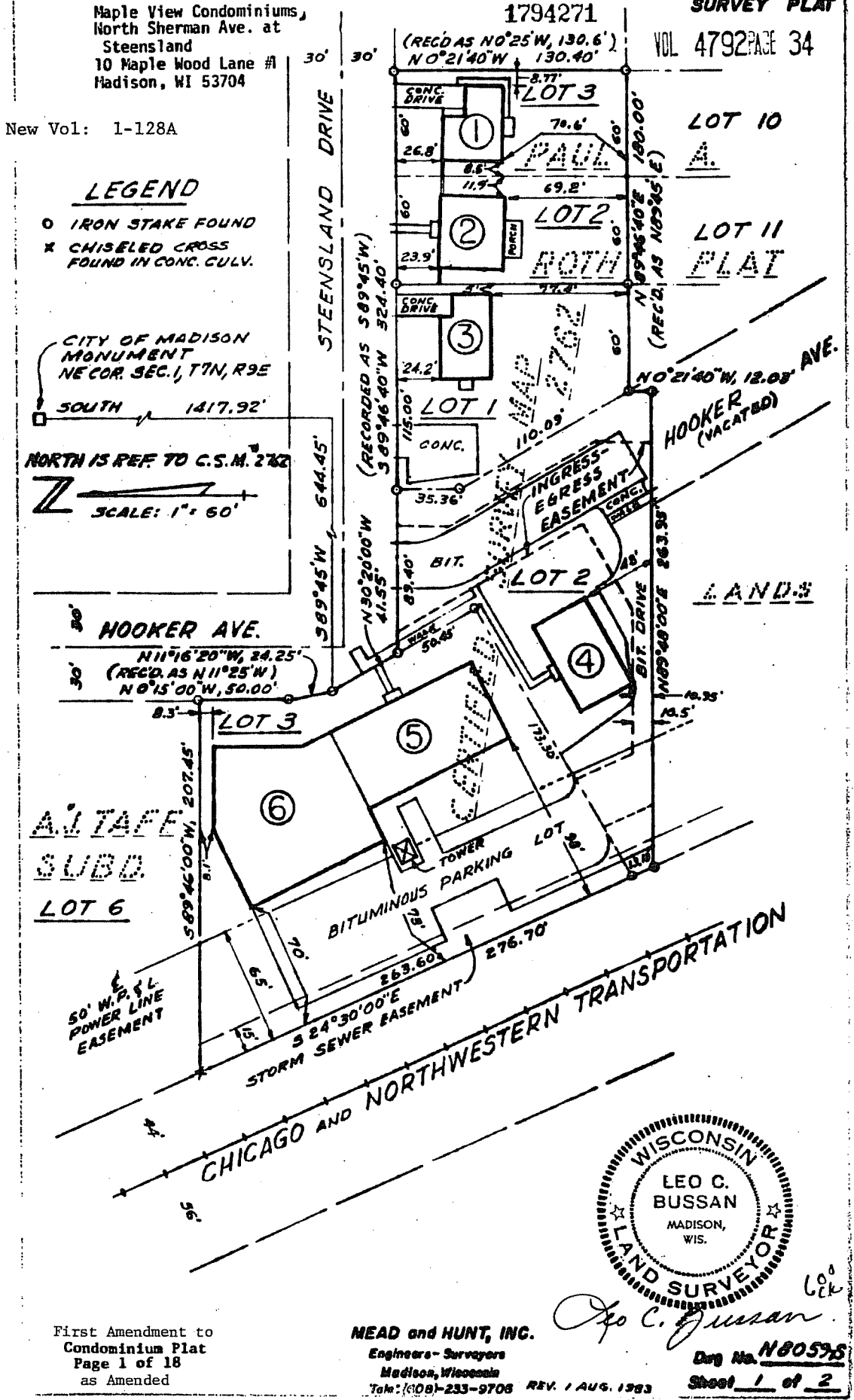
Project Cost: \$85,000.00

Jobs Created: Approximately (8) man months for construction

Public Subsidy: None

FIRST AMENDMENT TO MAPLE VIEW CONDOMINIUM PLAT

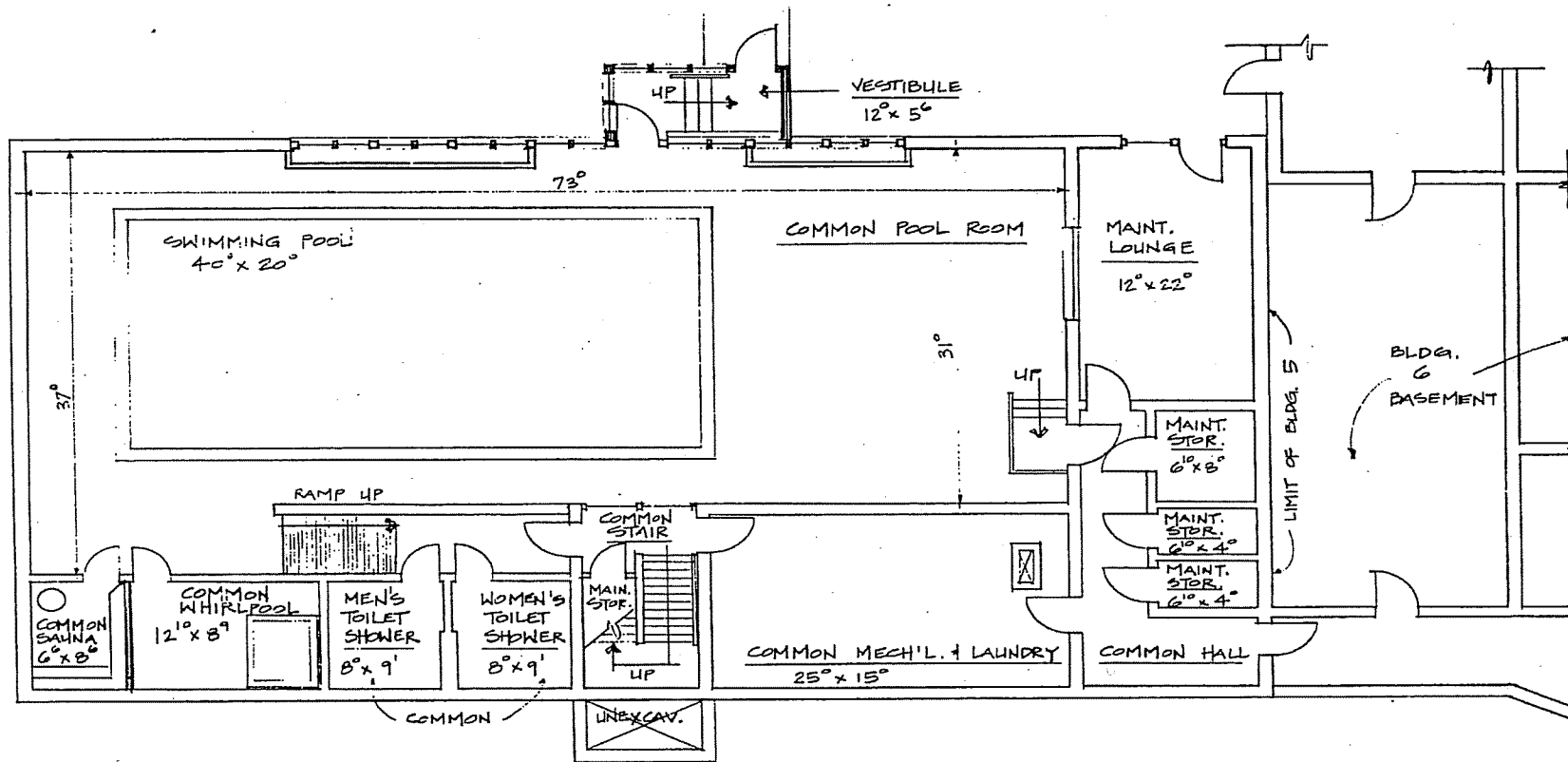
The Maple View Condominiums Plat, recorded July 6, 1983, as Document No. 1788845, is hereby amended by deleting therefrom Page 1 of 18 and Page 2 of 18 and substituting therefor this amended Page 1 and amended Page 2.



New Vol: 1-128A

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VOL 4675 PAGE 29



FIRST FLOOR PLAN

0 12 4 8 16

SCALE IN FEET



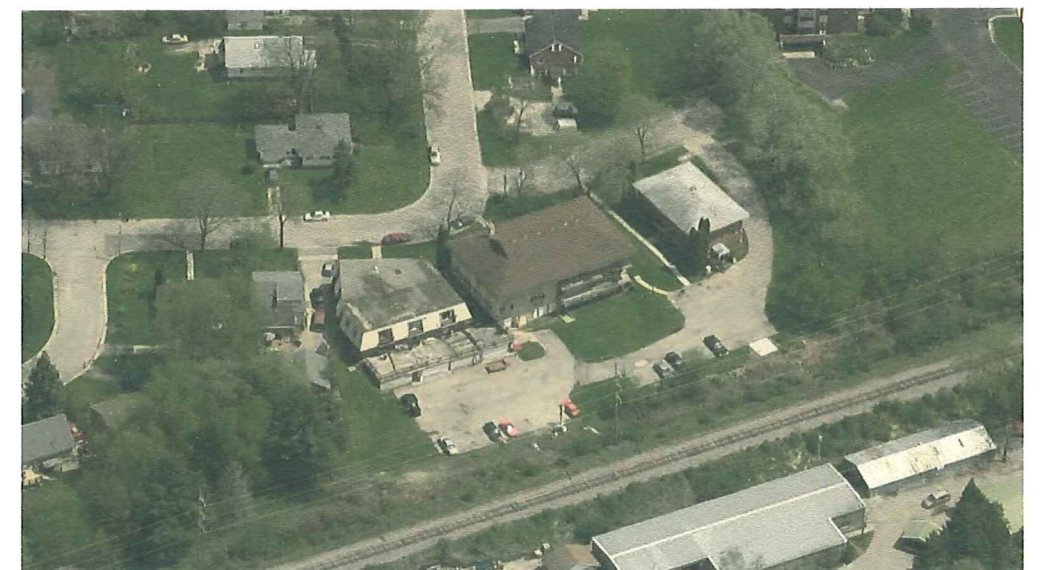
1316 HOKER AVE.

MAPLE VIEW CONDOMINIUMS
 N. SHERMAN AVE. AT STEENSLAND
 TAFF & TAFF BUILDERS
 10 MAPLE WOOD LANE #1
 MADISON, WI 53704



E JOHN KNAPP AIA
 ARCHITECT PLANNER
 2308 GRANDVIEW BLVD
 MADISON WIS 53713
 608-271-0140

BUILDING 5



Existing Overall Site Plan @ 1" = 40'
 1316 Hooker Avenue
 Madison, Wisconsin
 September 14, 2013

S1



1509 Steensland



1505 Steensland



1501 Steensland



1310 Hooker



1316 Hooker



1402 Hooker



1316 Hooker from the Southwest



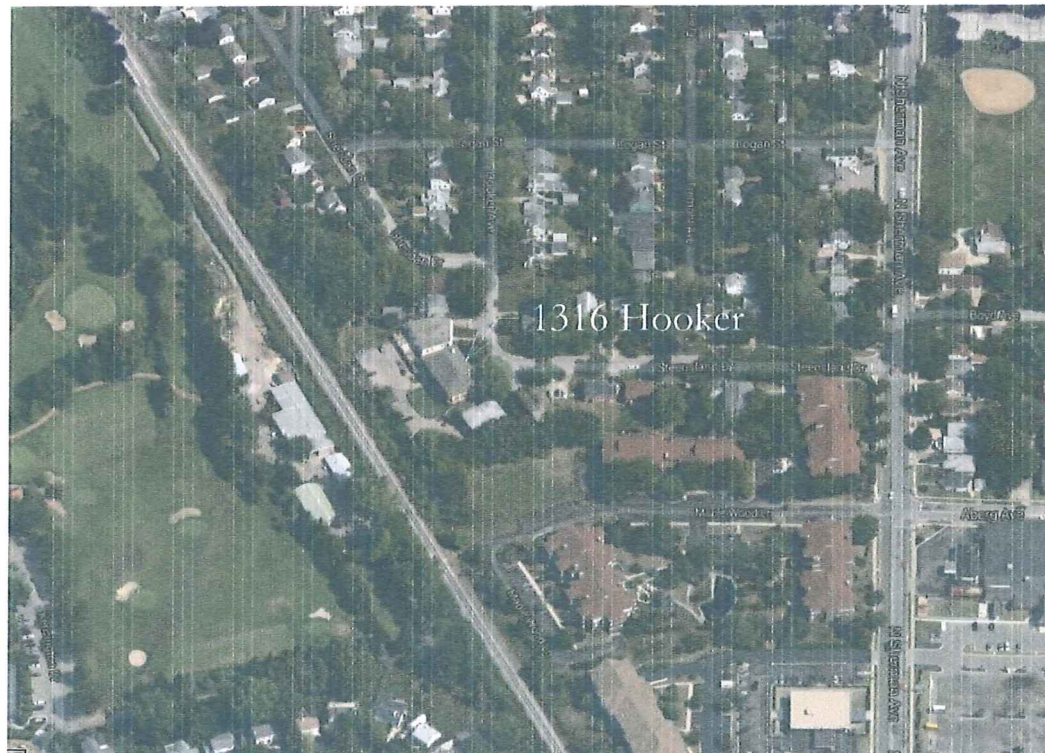
1316 & 1402 Hooker from the Southwest



1310, 1316 & 1402 Hooker from the Northwest

SHEET INDEX

- A1. Existing Site Plan
- A2. Proposed Site Plan
- A3. Existing Ground Floor Plan
- A4. Existing First Floor Plan
- A5. Existing Second Floor Plan
- A6. Proposed Ground Floor Plan
- A7. Proposed First Floor Plan
- A8. Proposed Second Floor Plan
- A9. Existing South & East Elevations
- A10. Existing North & West Elevations
- A11. Proposed South & East Elevations
- A12. Proposed North & West Elevations



Existing Site Plan @ 1" = 30'
1316 Hooker Avenue
Madison, Wisconsin
September 14, 2013

A1

Site Data: 1310-1402 Hooker

Units:

Studios	12
Ones (new)	3
Twos	<u>13</u>
Total	28

Parking:

Enclosed	13
Surface Lot	21
Hooker	<u>9</u>
Total	43

Stalls/Unit 1.54

Bike Parking:

Resident	28
Visitor	<u>3</u>
Total	31

Useable Open Space:

Ground	18,660 SF
Deck	<u>2,660 SF</u>
Total	21,320 SF

Space/Unit

W/0 Deck	666 SF
W Deck	761 SF

Landscaping

Developed Area:

Buildings	8,975 SF
Decks & Balconies	2,755
Walks	975
Parking & Drives	18,830
Total	<u>31,535 SF</u>

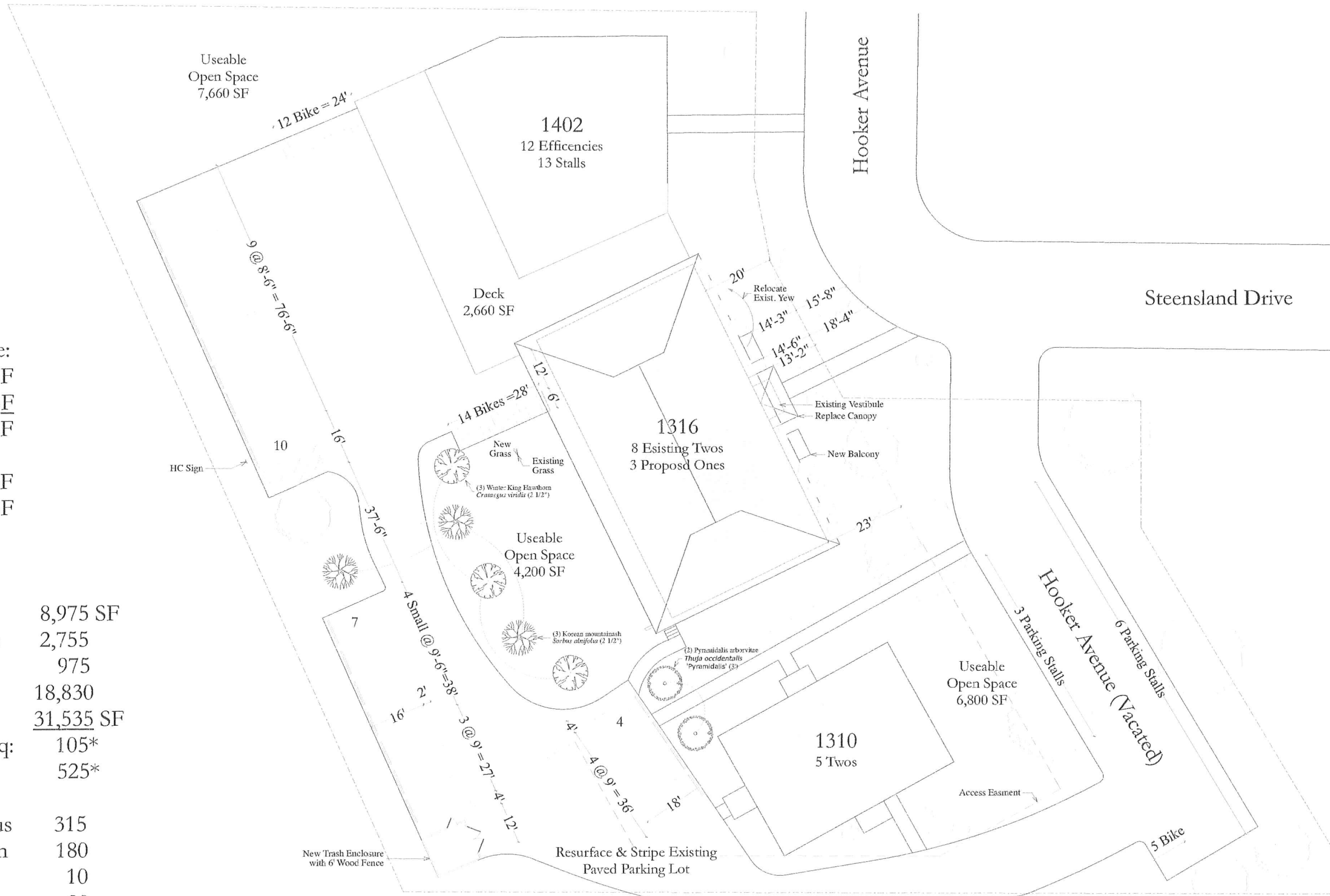
Landscape Units Req: 105*

Landscape Points: 525*

Points Provided

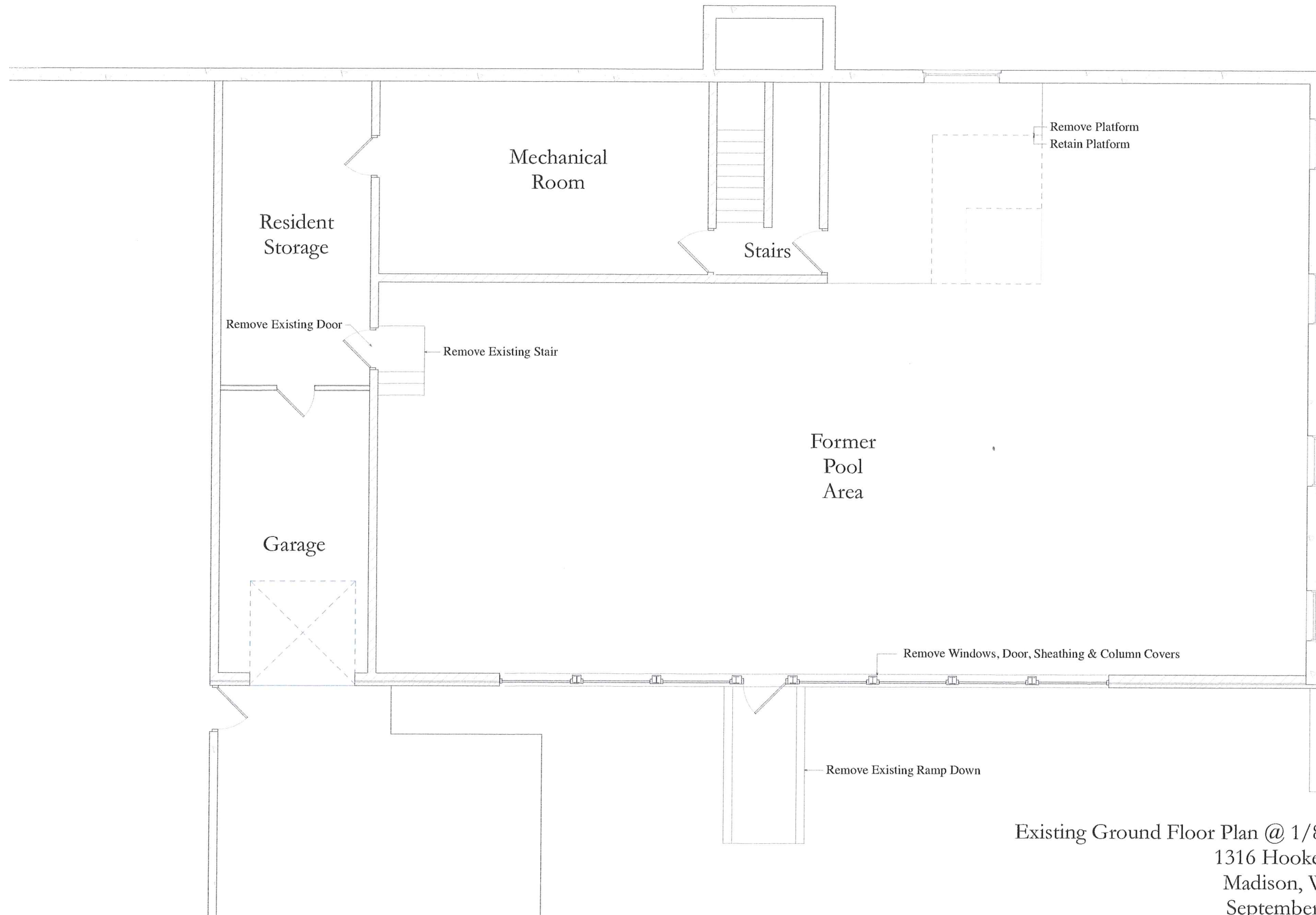
Existing Deciduous	315
Existing Evergreen	180
Existing Shrubs	10
Proposed Evergreen	30
Proposed Deciduous	<u>210</u>
Total	745

*For reference only as no expansion of either building or paved area proposed



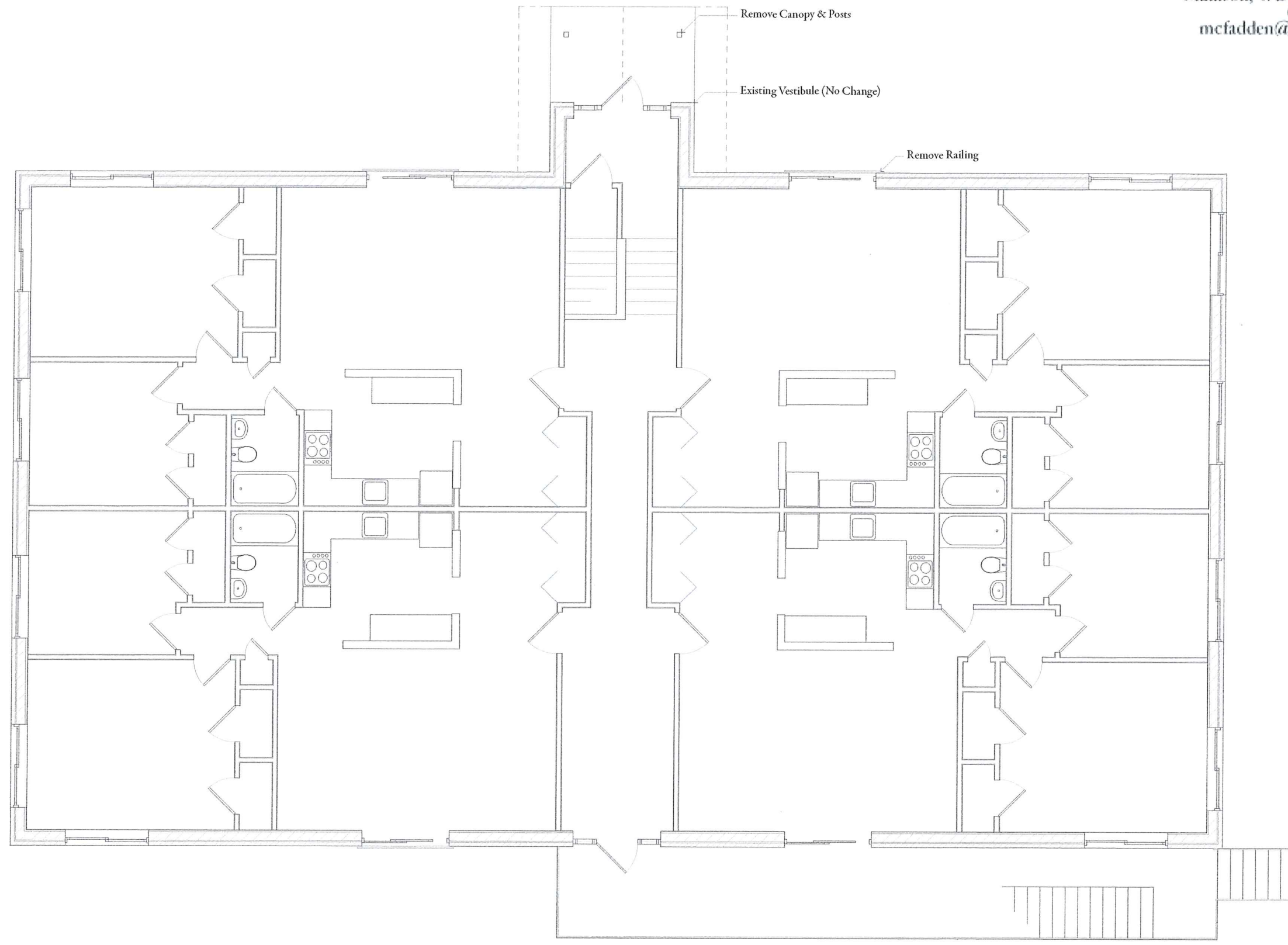
Proposed Site Plan @ 1" = 30'
1316 Hooker Avenue
Madison, Wisconsin
September 14, 2013

A2



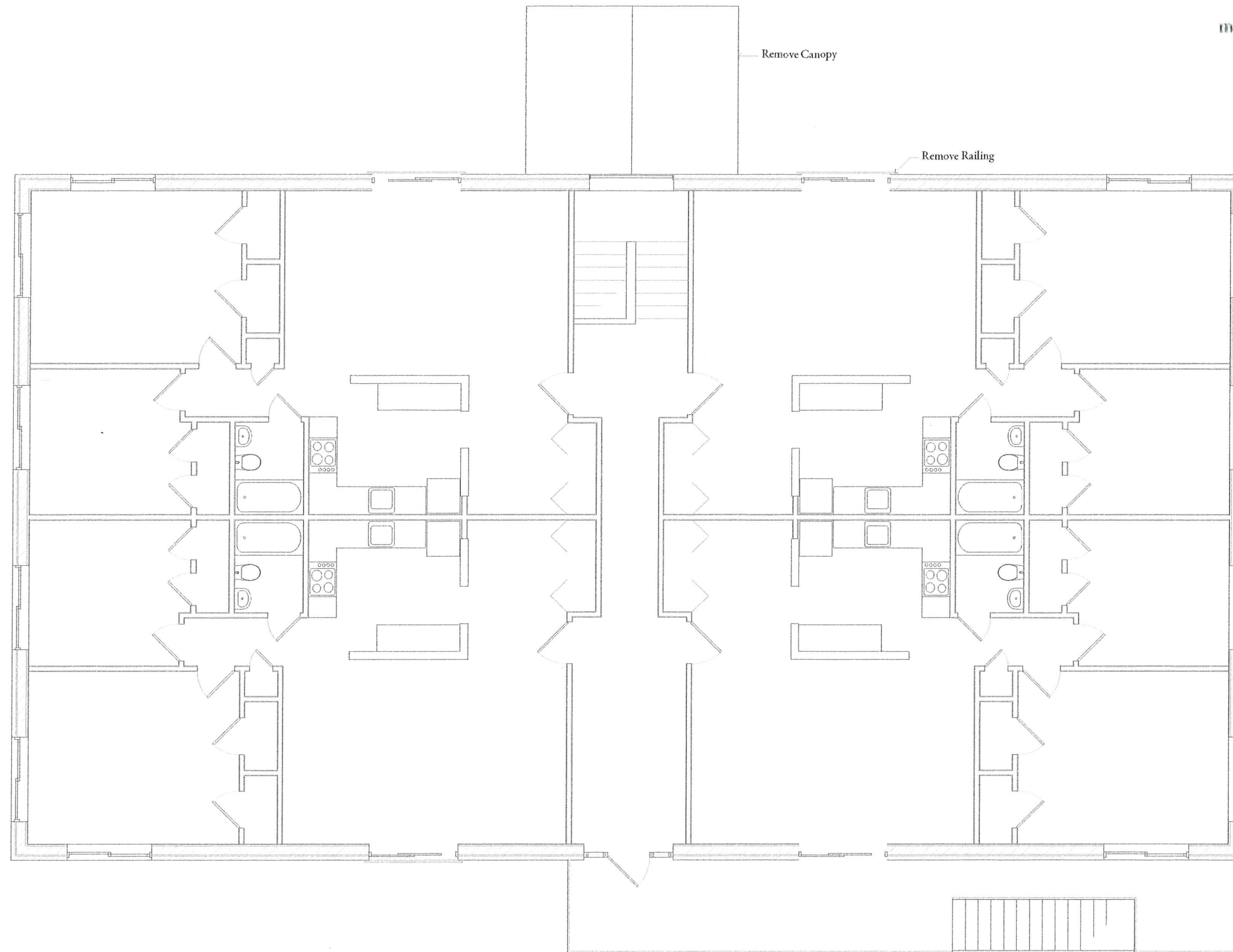
Existing Ground Floor Plan @ 1/8" = 1'-0"
1316 Hooker Avenue
Madison, Wisconsin
September 14, 2013

A3



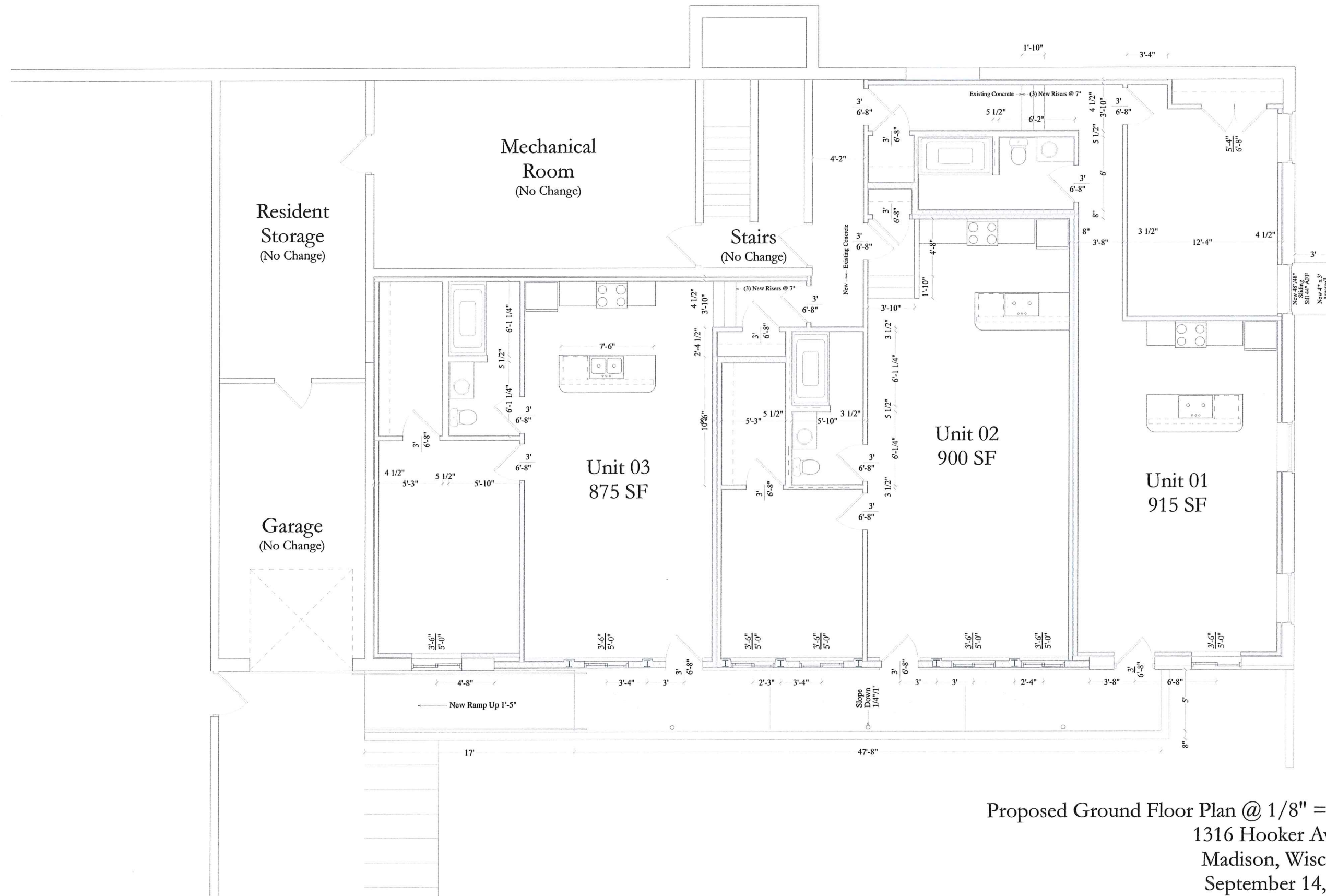
Existing First Floor Plan @ 1/8" = 1'-0"
1316 Hooker Avenue
Madison, Wisconsin
September 14, 2013

A4



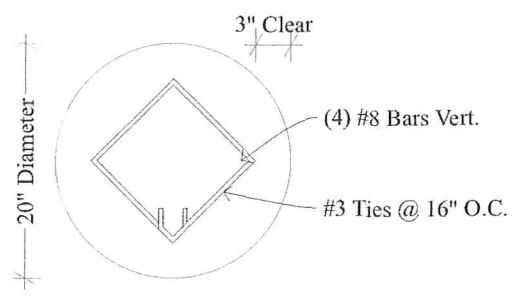
Existing Second Floor Plan @ 1/8" = 1'-0"
1316 Hooker Avenue
Madison, Wisconsin
September 14, 2013

A5

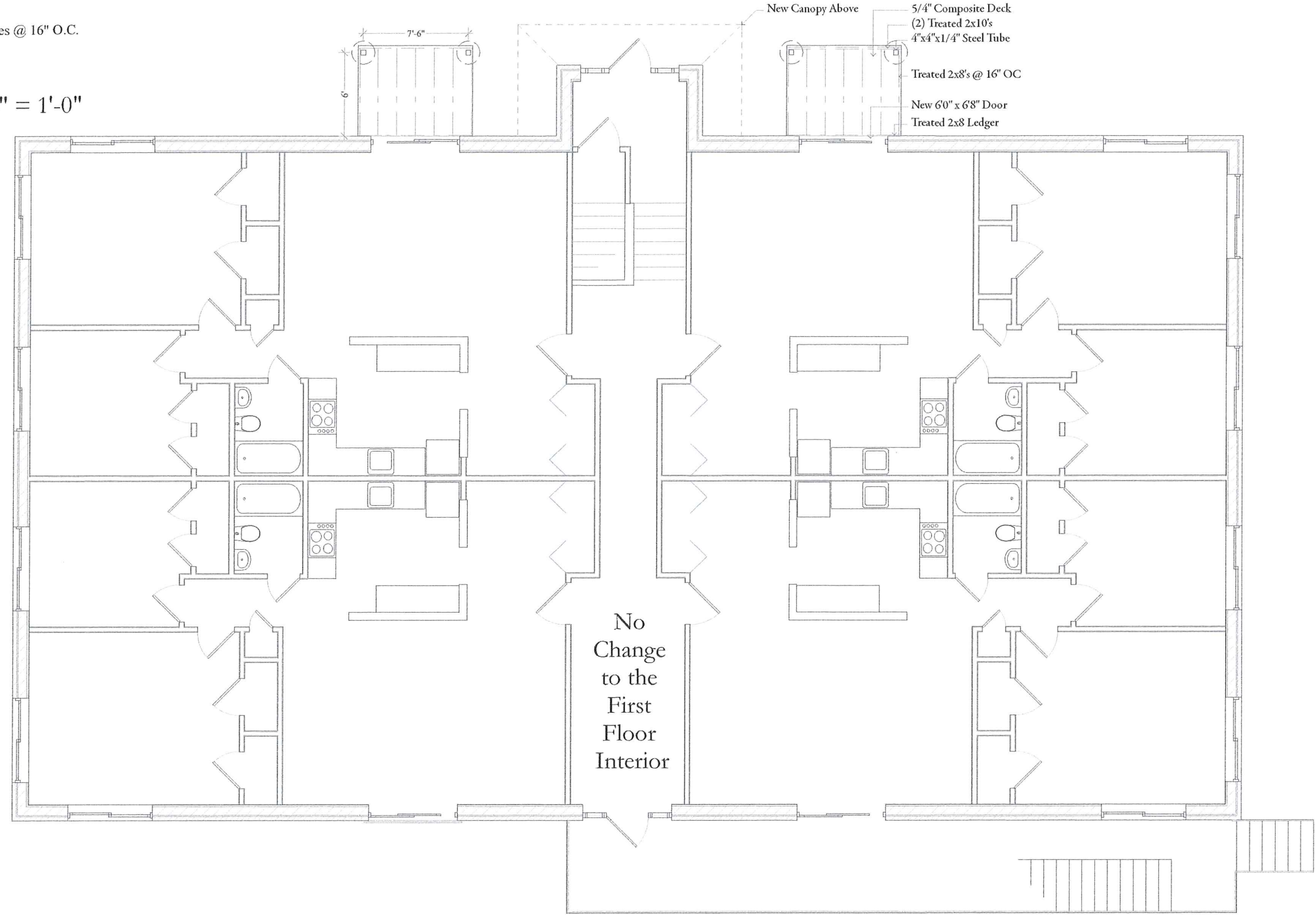


Proposed Ground Floor Plan @ 1/8" = 1'-0"
 1316 Hooker Avenue
 Madison, Wisconsin
 September 14, 2013

A6

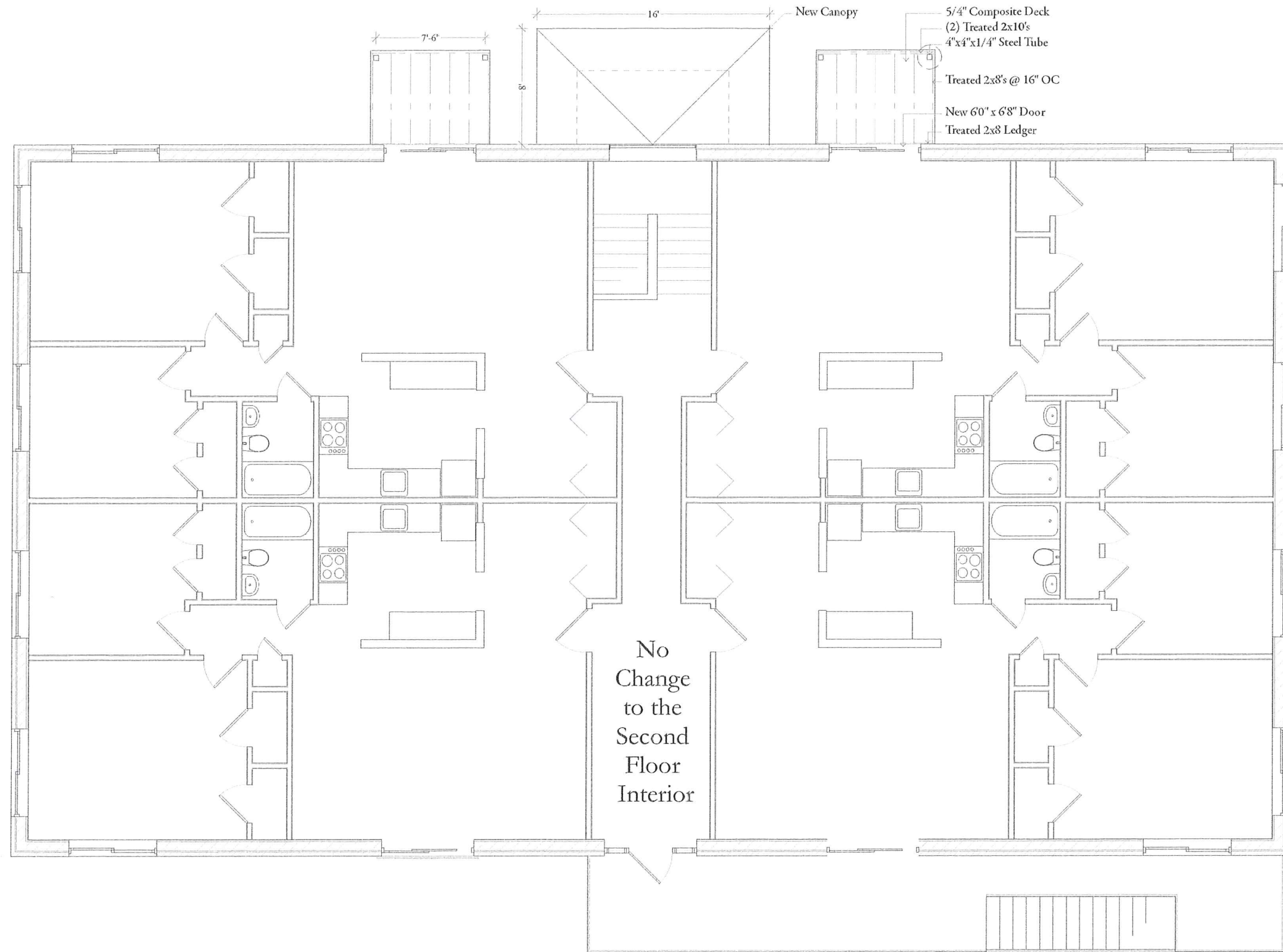


Balcony Footing @ 3/4" = 1'-0"



Proposed First Floor Plan @ 1/8" = 1'-0"
 1316 Hooker Avenue
 Madison, Wisconsin
 September 14, 2013

A7



Proposed Second Floor Plan @ 1/8" = 1'-0"
1316 Hooker Avenue
Madison, Wisconsin
September 14, 2013

A8



East or Street Elevation



South Elevation

Existing South & East Elevations @ 1/8" = 1'-0"

1316 Hooker Avenue
Madison, Wisconsin
September 14, 2013

A9



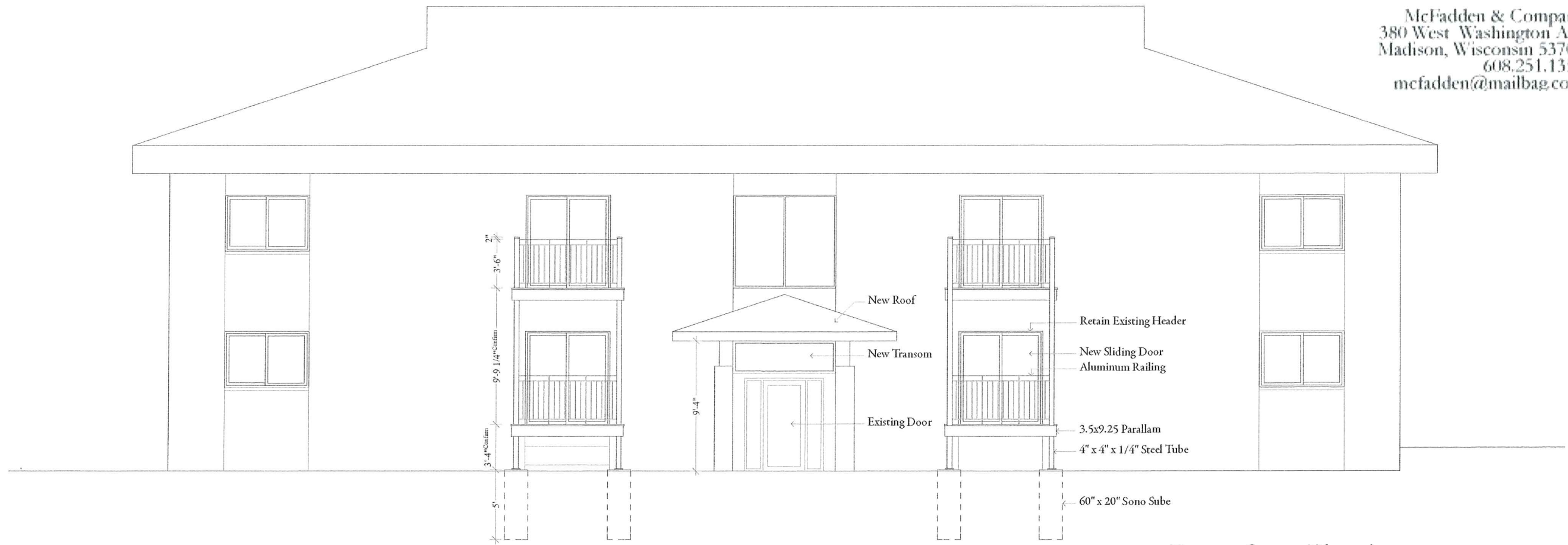
West or Rear Elevation



North Elevation

Existing N & W Elevations @ 1/8" = 1'-0"
1316 Hooker Avenue
Madison, Wisconsin
September 14, 2013

A10



East or Street Elevation



South Elevation

Proposed S & E Elevations @ 1/8" = 1'-0"
 1316 Hooker Avenue
 Madison, Wisconsin
 September 14, 2013

A11



West or Rear Elevation



North Elevation

Proposed N & W Elevations @ 1/8" = 1'-0"
1316 Hooker Avenue
Madison, Wisconsin
September 14, 2013

A12