



# City of Madison

## Proposed Conditional Use

Location  
644 North Frances Street

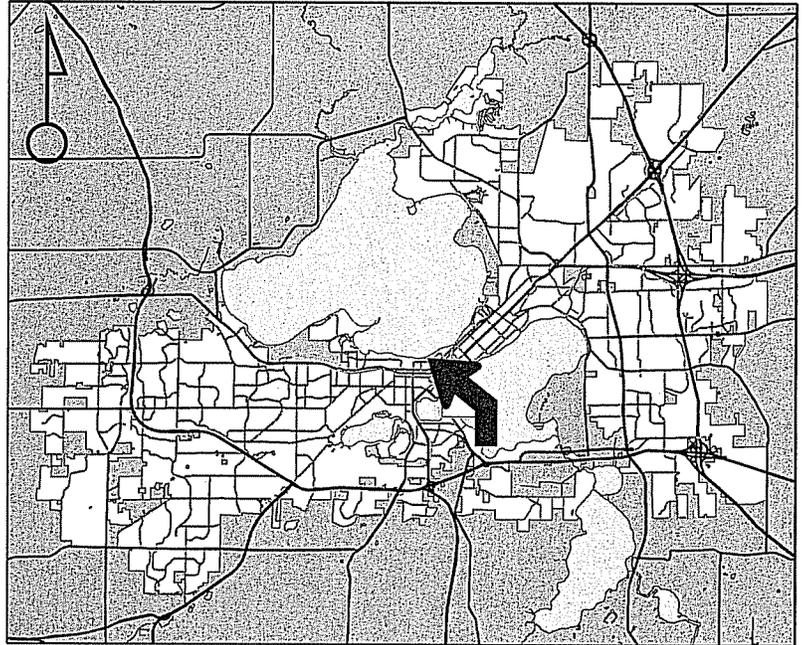
Project Name  
Delta Upsilon of Wisconsin

Applicant  
Jon Callaway - Delta Upsilon Housing Board/  
Mark Bastian - Strang, Inc

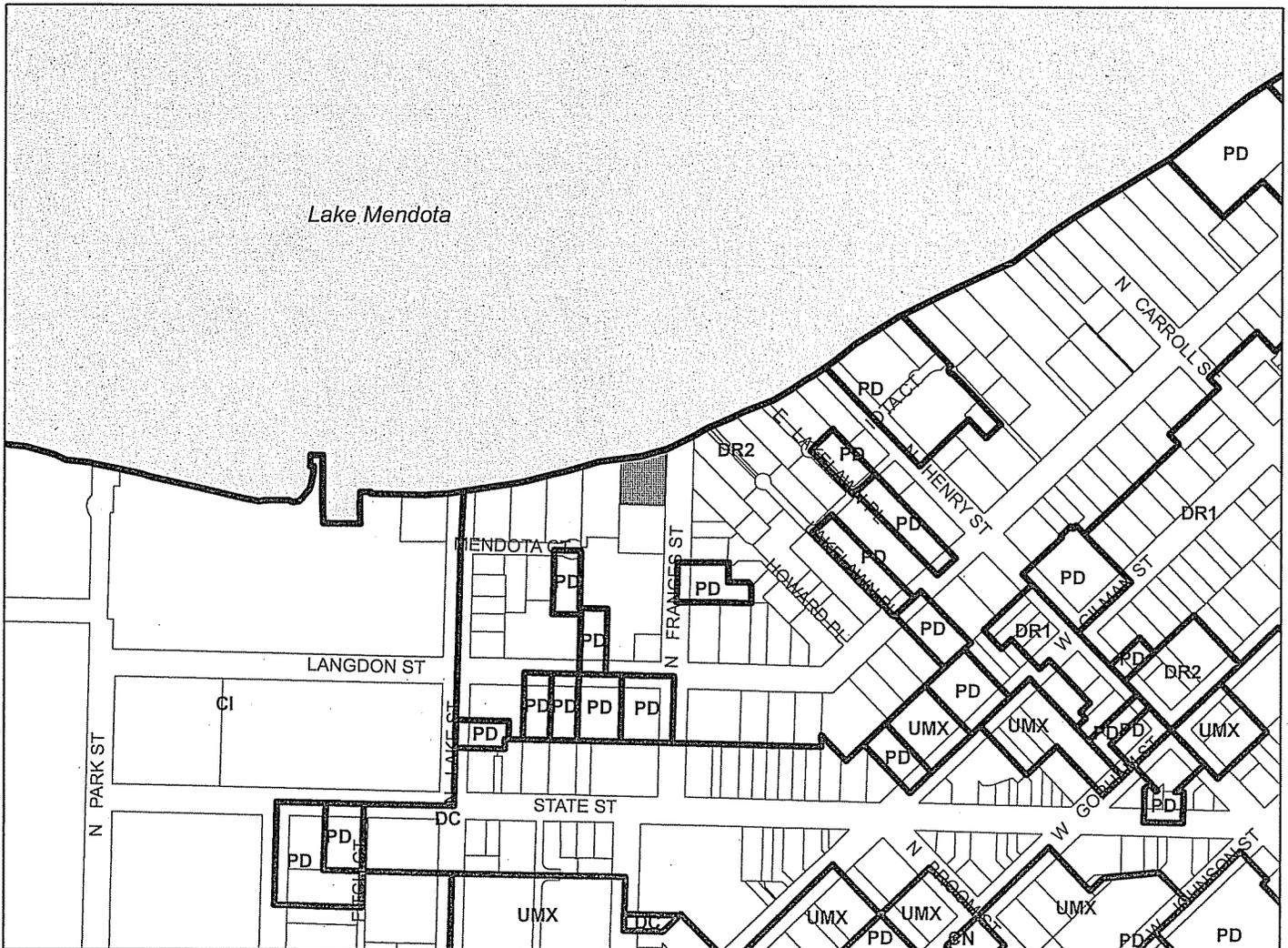
Existing Use  
Fraternity House

Proposed Use  
Renovate existing non-conforming  
lodging house

Public Hearing Date  
Plan Commission  
16 December 2013



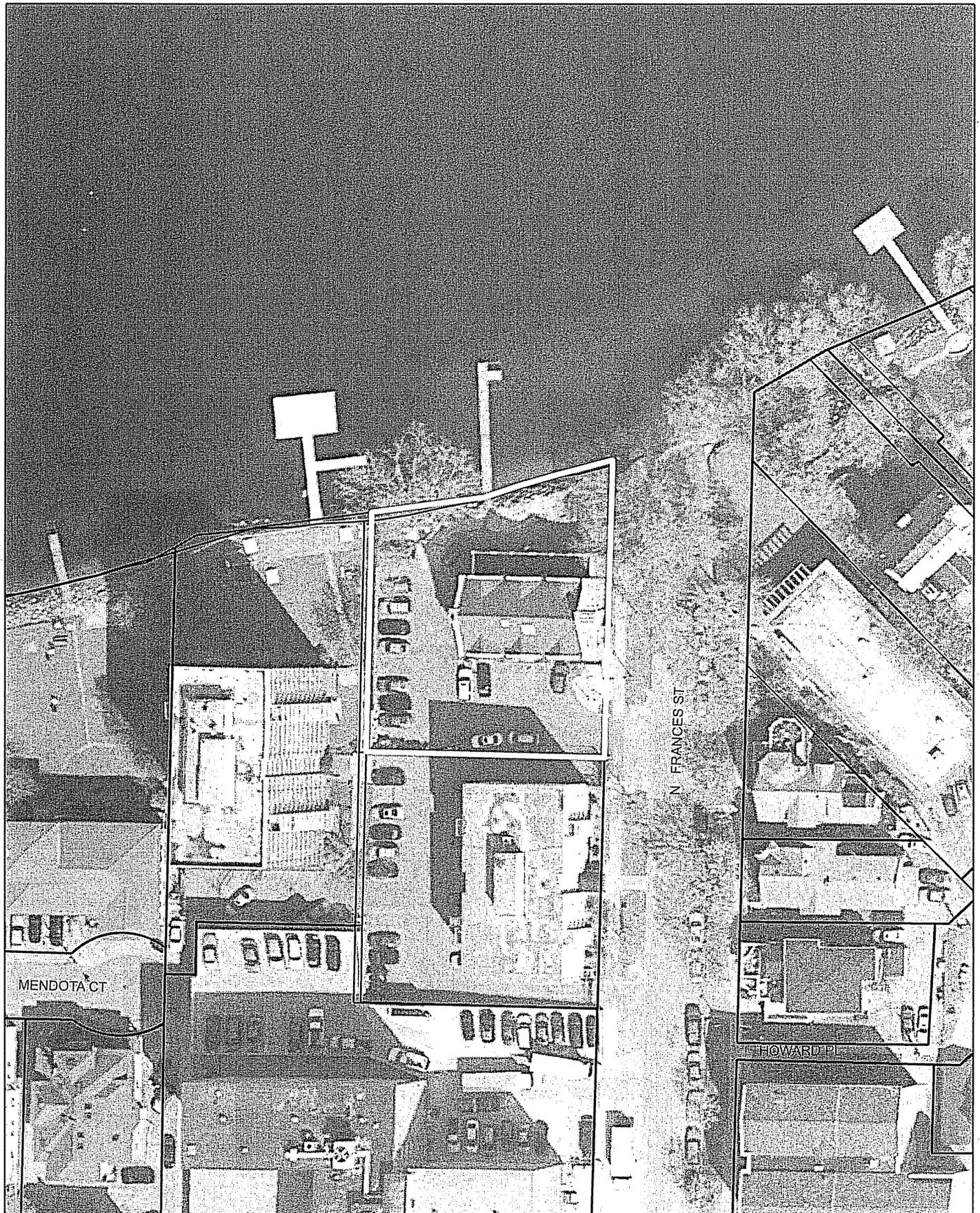
For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 December 2013

10





# 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

FOR OFFICE USE ONLY:	
Amt. Paid <u>600-</u>	Receipt No. <u>148865</u>
Date Received <u>11/6/13</u>	
Received By <u>SA</u>	
Parcel No. <u>0709-143-0122-4</u>	
Aldermanic District <u>Scott Reznick 8</u>	
Zoning District <u>DR-2 HSL</u>	
Special Requirements <u>Lake Front</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

- 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

Form Effective: February 21, 2013

1. Project Address: 644 N. FRANCES STREET  
Project Title (if any): DELTA UPSILON OF W.I. INC.

### 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: REVISION OF LAND USE: Non-conforming use to conditional use.

### 3. Applicant, Agent & Property Owner Information:

Applicant Name: JOH CALLOWAY Company: V.P. DU HOUSEHOLD CORP BOARD  
Street Address: 9 MERRILL COURT City/State: MADISON, WI. Zip: 53704  
Telephone: (608) 877-3540 Fax: ( ) Email: JSCALLOWAY@SBGGLOBAL.MRF

Project Contact Person: MARIL BASTIAN Company: STRANB, INC.  
Street Address: 6411 MINERAL PT. RD. City/State: MADISON, WI. Zip: 53705  
Telephone: (608) 276-9200 Fax: ( ) Email: MBASTIAN@STRANB-INC.COM

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

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: DELTA UPSILON CHAPTER HOUSE RENOVATION  
Development Schedule: Commencement 1/14 Completion 9/14

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 <sup>2</sup> 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](mailto: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:

ALDER SCOTT RESNICK, 10-28-13; JOHN MAGNANO, STATE-LANING PLAN #E16 #E21 #007, 10/28/13

→ 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: HEATHER STODOL Date: 10/22/13 Zoning Staff: MATT TUCKER Date: 10/22/13

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

Name of Applicant JON CALLAWAY Relationship to Property: V.P., HOUSING CORP. BOARD

Authorizing Signature of Property Owner [Signature] Date 11-4-13



6411 MINERAL POINT ROAD  
MADISON, WI 53706-4385

T/ 608 276 9200  
F/ 608 276 9204

November 06, 2013

Ms. Heather Stouder  
Planner  
City of Madison  
Department of Planning & Community & Economic Development  
Madison Municipal Building Ste LL.100  
215 Martin Luther King Jr Blvd  
Madison WI 53701-2985

RE: Letter of Intent  
Land Use Application  
Delta Upsilon Chapter House Renovation  
644 North Frances Street  
Madison, WI

Ms. Stouder,

Our firm has been working with a group of alumni from Delta Upsilon House Corporation to develop plans for renovations to the Chapter House on Frances Street. The use of the Fraternity house has not changed since 1906. The house has had only one major renovation in that time (1960) and many partial renovations necessary to keep up with building code, as well as, wear and tear. The goal of this renovation is to provide a design for the next 100 years.

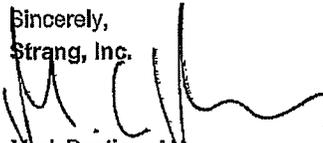
ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN

The complete scope of the renovation includes window and door replacement for the entire building, a rebuilt main entry stoop and a building expansion under the existing second story porch. Additionally, the project will include a full remodel of the interior of the Chapter House.

As part of the renovation project, Delta Upsilon is requesting the revision of the property use classification to a Conforming Use within the DR2 District. Presently, the property is classified as a Non-Conforming Use. Enclosed is our Land Use application and submittal package which illustrates the condition of the property and the intent for the renovation.

Thank you for your time and consideration.

Sincerely,  
Strang, Inc.



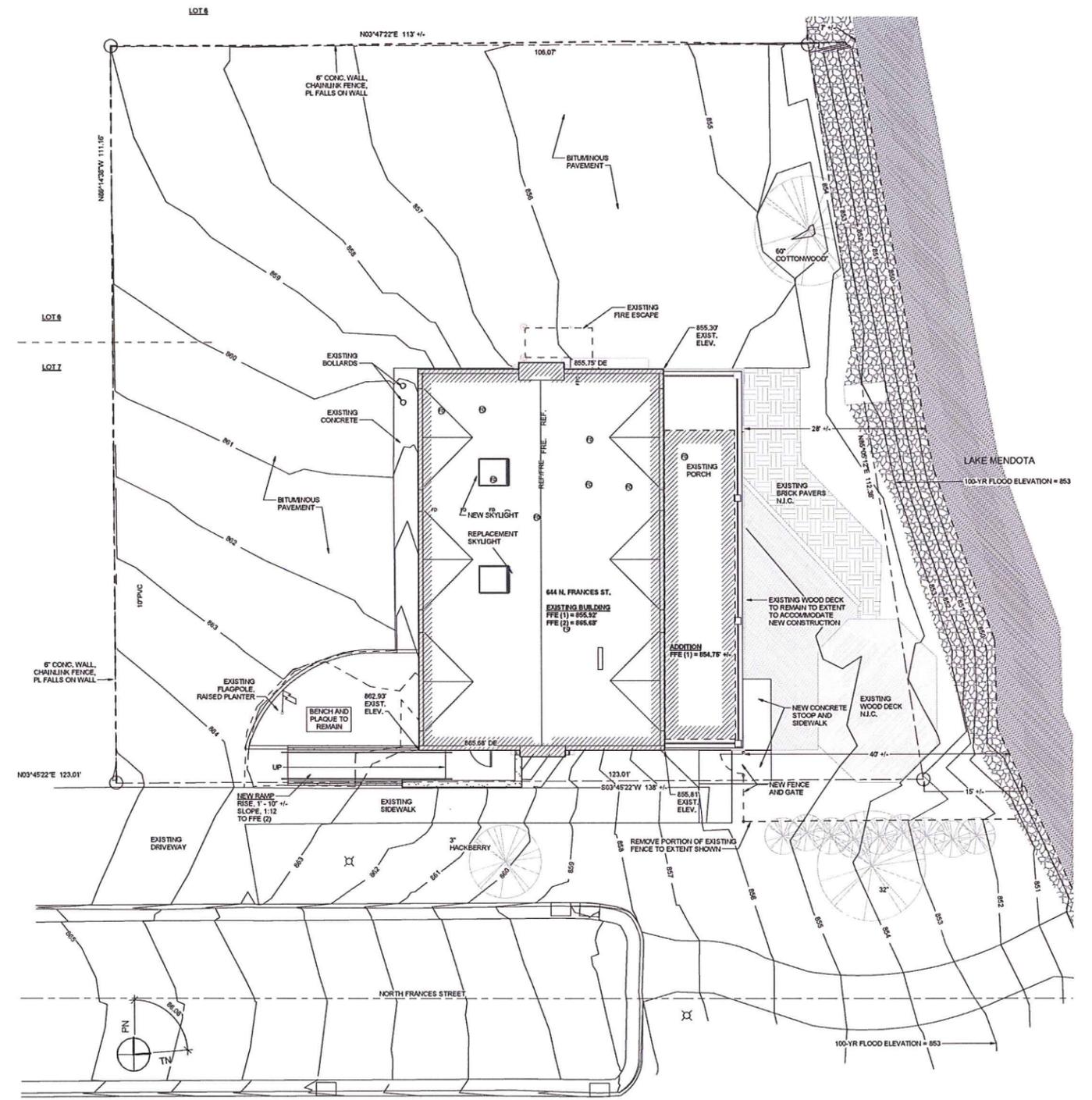
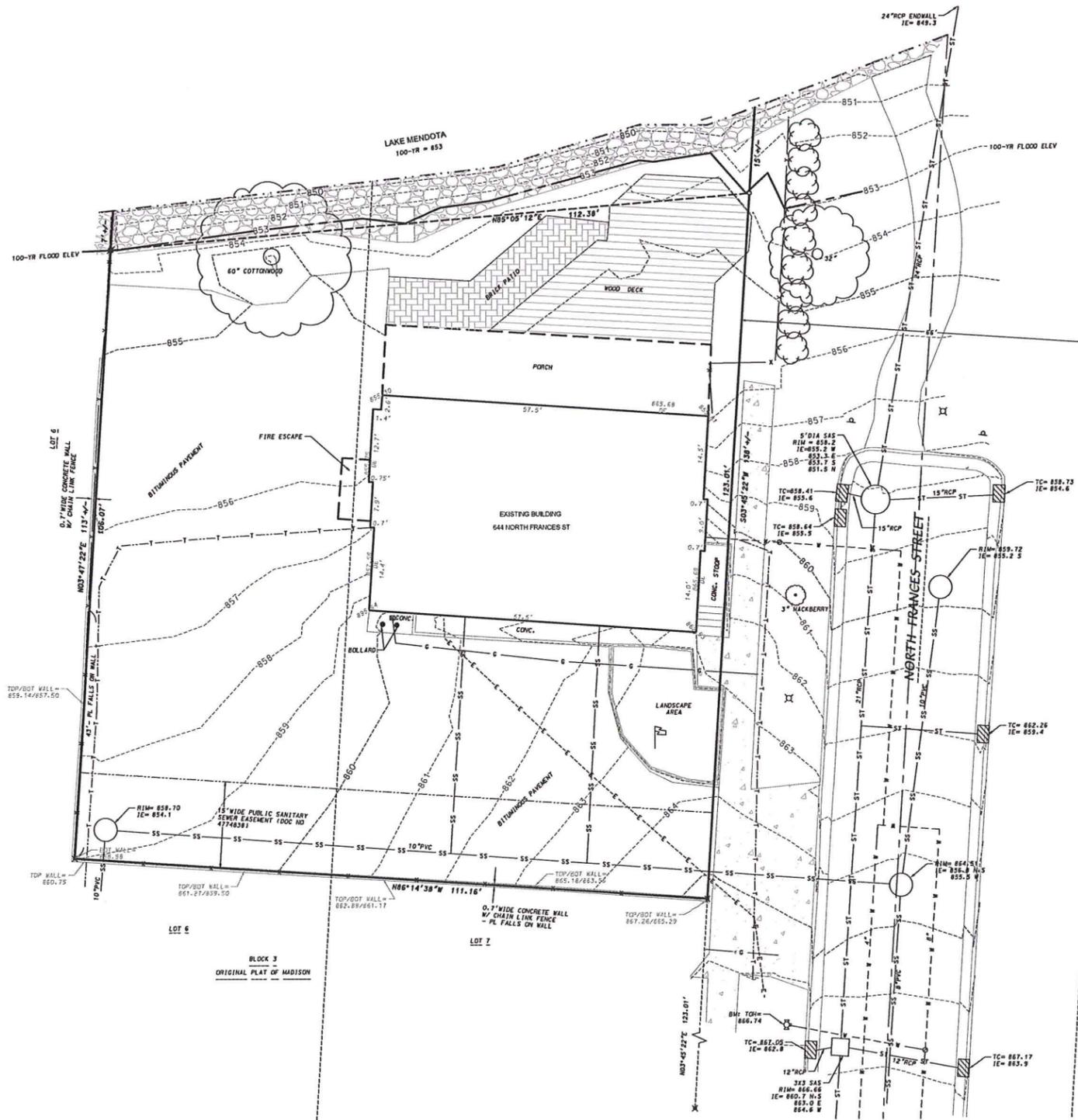
Mark Bastian, AIA  
Architect

STRANG INC. T/ 608 276 9200 WWW.STRANG-INC.COM  
6411 MINERAL POINT ROAD F/ 608 276 9204  
MADISON, WI 53706-4385



Historical Photo

DELTA UPSILON  
CHAPTER HOUSE RENOVATION



Site Survey/Site Plan

DELTA UPSILON  
CHAPTER HOUSE RENOVATION



Lakefront Setback Graphic

**DELTA UPSILON**  
CHAPTER HOUSE RENOVATION





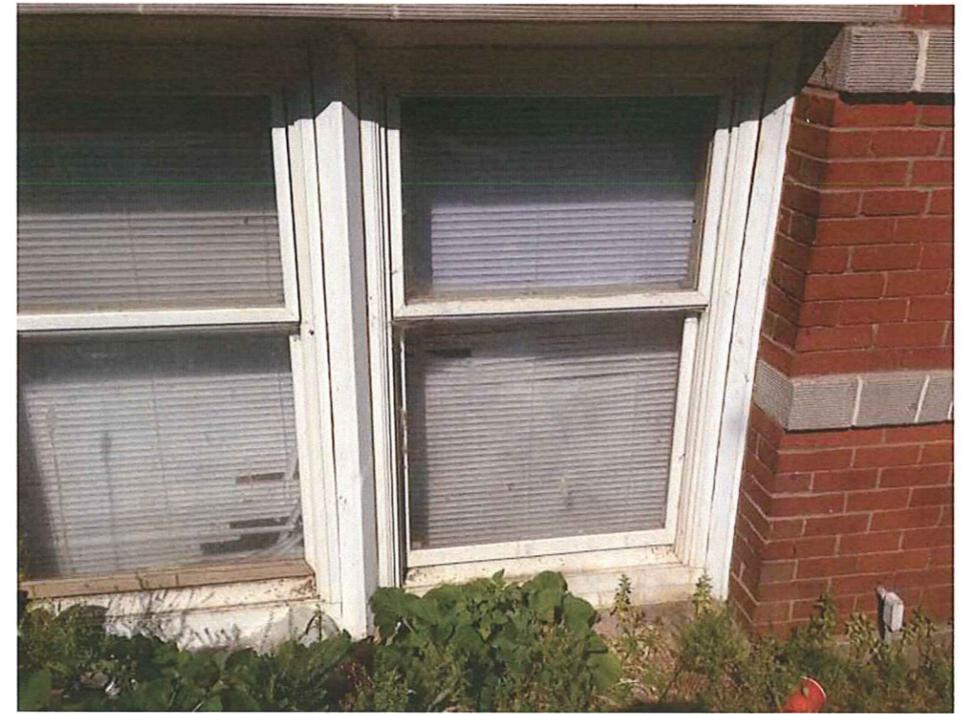
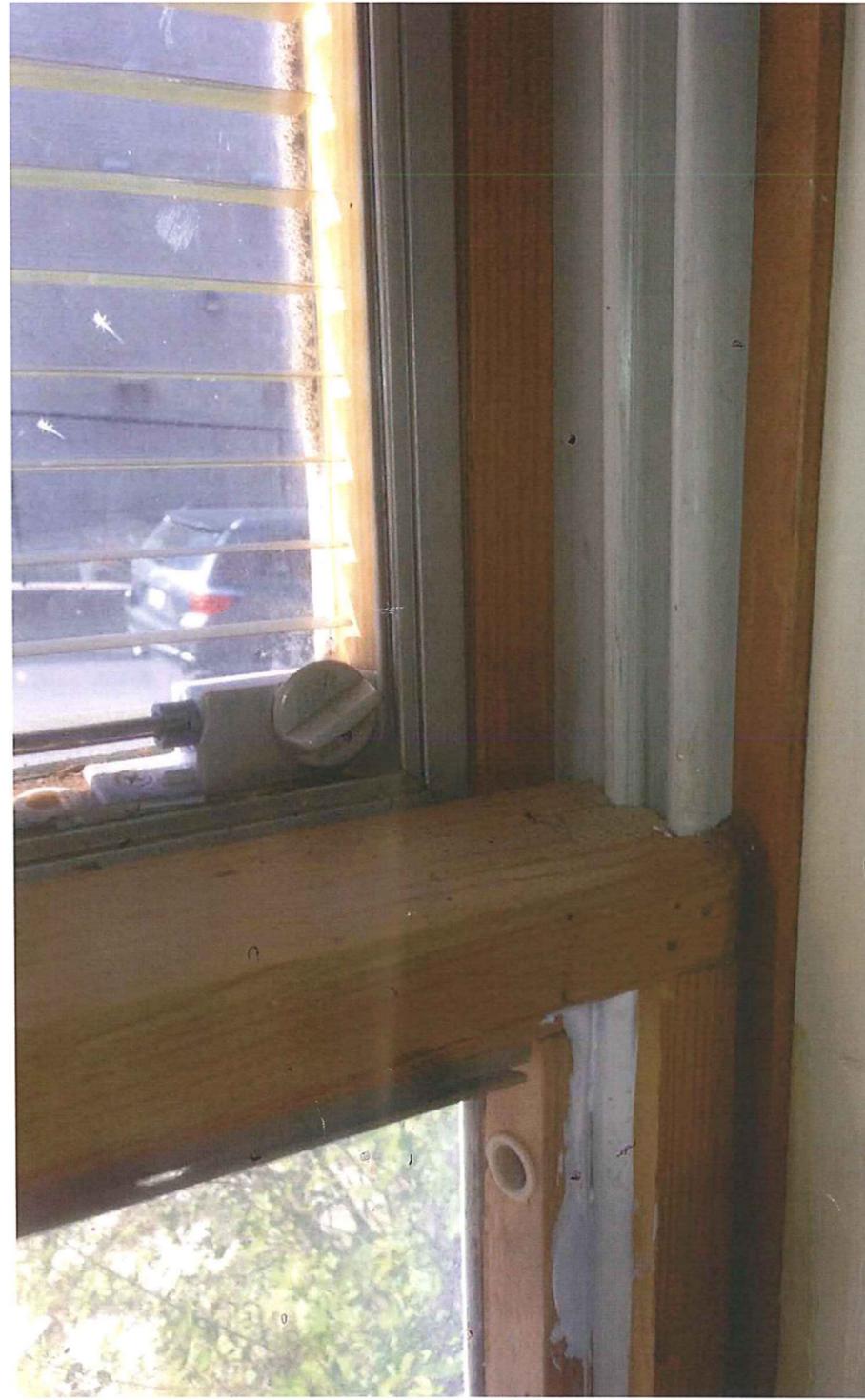
Current Conditions - Exterior

DELTA UPSILON  
CHAPTER HOUSE RENOVATION



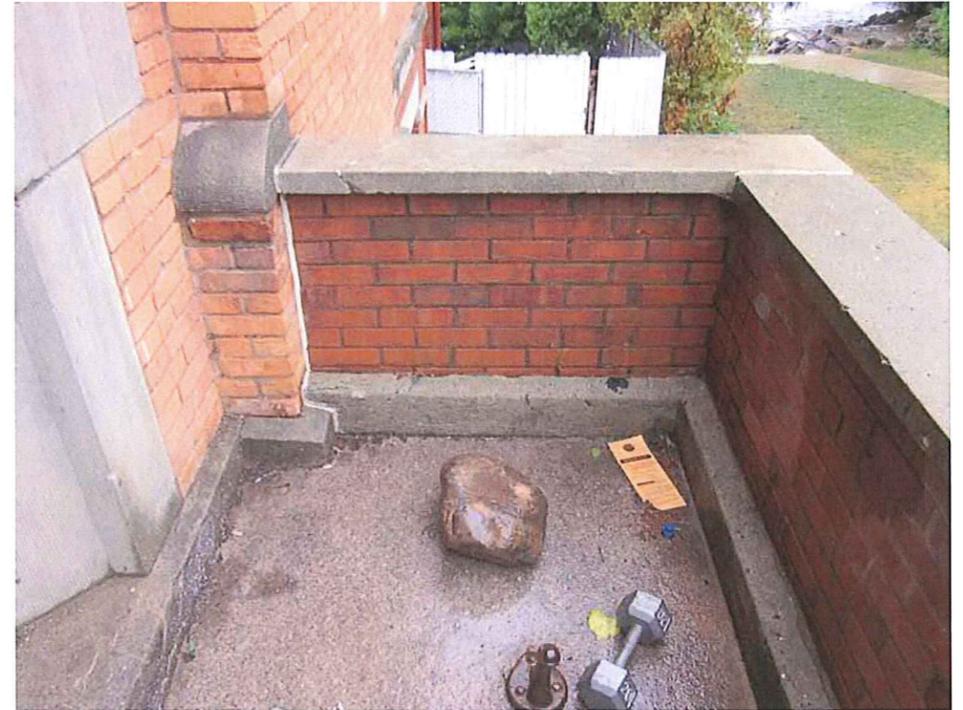
Current Conditions - Exterior

DELTA UPSILON  
CHAPTER HOUSE RENOVATION



Current Conditions - Windows

DELTA UPSILON  
CHAPTER HOUSE RENOVATION



Current Conditions - Front Entry

DELTA UPSILON  
CHAPTER HOUSE RENOVATION