



Location
402 North Lawn Avenue

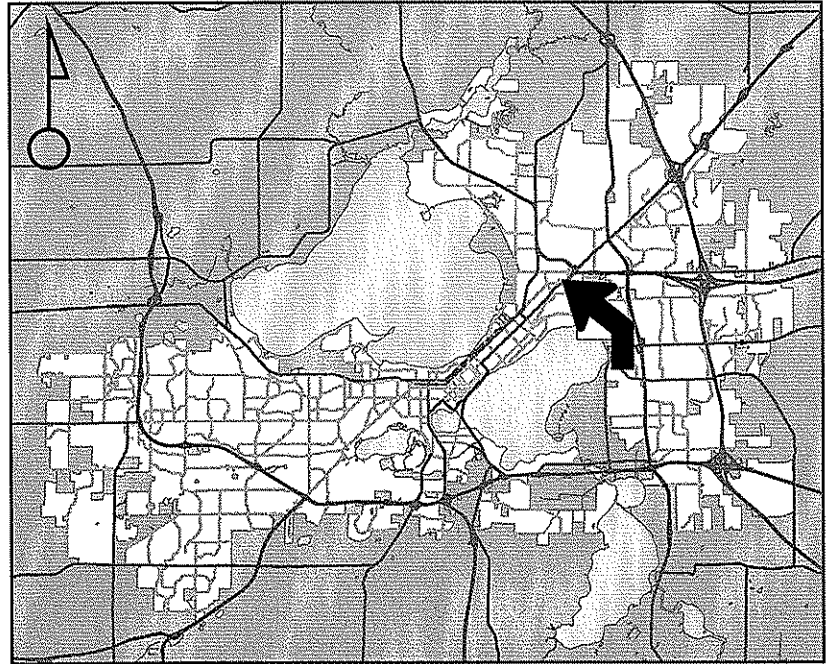
Project Name
Movin' Out House

Applicant
Dave Porterfield – Movin' Out, Inc/
Jim Glueck – Glueck Architects

Existing Use
Single-Family Residence

Proposed Use
Convert Single-Family Residence to
Two-Family Residence

Public Hearing Date
Plan Commission
17 November 2008



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



Scale : 1" = 400'





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 zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid	<u>\$550</u> Receipt No. <u>95113</u>
Date Received	<u>10/1/06</u>
Received By	<u>APF</u>
Parcel No.	<u>0710-061-2622-3</u>
Aldermanic District	<u>15-Palm</u>
GQ	<u>OK</u>
Zoning District	<u>R4</u>
For Complete Submittal	
Application	<u>/</u> Letter of Intent <u>/</u>
IDUP	<u>/</u> Legal Descript. <u>/</u>
Plan Sets	<u>/</u> Zoning Text <u>/</u>
Alder Notification	<u>/</u> Waiver <u>/</u>
Ngbrhd. Assn Not.	<u>/</u> Waiver <u>/</u>
Date Sign Issued	<u>10/1/06</u>

1. Project Address: 402 NORTH LAWN AVENUE Project Area in Acres: _____

Project Title (if any): NORTH LAWN AVENUE LLC

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

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<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: DAVE PORTERFIELD Company: MOVIN' OUT, INC.
 Street Address: 600 WILLIAMSON STREET City/State: MADISON, WI Zip: 53703
 Telephone: (608) 251-4446 Fax: (608) 819-0623 Email: dp@movin-out.org
 Project Contact Person: JIM GLUECK Company: GLUECK ARCHITECTS
 Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703
 Telephone: (608) 251-2551 Fax: () 251-2550 Email: glueckarch@sboglobal.net
 Property Owner (if not applicant): N/A
 Street Address: N/A City/State: N/A Zip: N/A

4. Project Information:

Provide a general description of the project and all proposed uses of the site: ADDITION TO SINGLE-FAMILY HOME TO CREATE A TWO-UNIT BUILDING

Development Schedule: Commencement MAY 2009 Completion AUG 31, 2009 8

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 550 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 buildings, **photos** of the interior and exterior 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 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 the: EMERSON EAST-EKEN PARK Plan, which recommends: RESIDENTIAL USE 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: WAIVED BY LARRY PALM, ALDER, BY EMAIL TO CITY STAFF
- 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 Counter and Planning Unit staff; note staff persons and date.
 - Planner TIM PARKS Date 9-9-08 | Zoning Staff MAT TUCKER Date 9-9-08

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

Printed Name JIM GWECK Date 10-1-08
 Signature [Signature] Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner [Signature] Date 10-1-08

Wednesday, October 01, 2008

Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Matt:

Please find included with this Letter of Intent our complete Conditional Use application package for the City of Madison Planning Commission's approval. We are applying for a Conditional Use Permit for the property located at 402 North Lawn Avenue, Madison, Wisconsin 53704. The property is located in the Eken Park Neighborhood, which is within Council District 15. The reason for this Conditional Use is to allow the addition of a second unit to the existing dwelling.

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Larry Palm, who has expressed his support and is emailing a note to you regarding waiving the 30 day notice requirement.

This site is currently zoned as R4 residential and it currently has a single-family home on the lot.

The proposed development schedule calls for a construction start on or about May 1, 2009 with final completion on our about August 31, 2009. The primary contact person for zoning issues for this project is the project architect, Jim Glueck of Glueck Architects. Jim can be reached at 116 North Few Street, Madison 53703. His phone number is (608) 251-2551 and his email address is glueckarch@sbcglobal.net.

The site for this development is approximately 0.23 acres. The proposed project will add one three-bedroom unit. Existing unit is a two-bedroom home.

The gross square footage of the building, including existing and new construction is 2055 square feet.

We will use city services for trash and recycling removal.

Movin' Out, the owner of these units, provides affordable and accessible housing for people with disabilities. These units are being developed to provide accessible housing and are being funded with City of Madison funding from the CDBG program. As a result of using these funds the units must be maintained as affordable rental housing for a minimum of 20 years.

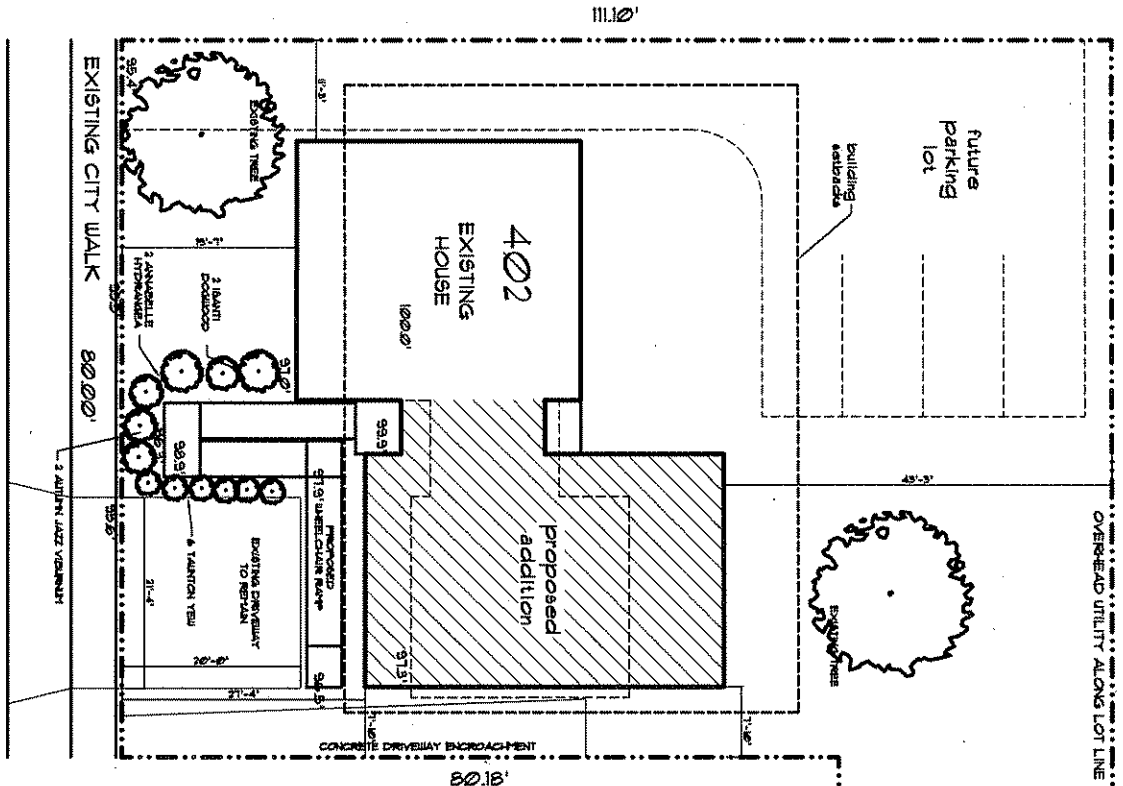
We have discussed the parking requirement with Matt Tucker, City Zoning Administrator. In order to have a feasible project budget Movin' Out has requested a reduction in parking from 4 spaces to 2 spaces as a reasonable accommodation. The future tenants will not require parking. We have indicated on the plans that future parking can be provided if needed for future uses. Should this future drive and lot be constructed, we will still meet all underlying zoning requirements.

If there are any questions or concerns or any additional information required please do not hesitate to call Jim Glueck or myself (251-4446 ext. 8).

Sincerely,

Dave Porterfield
Movin' Out, Inc.

Attachments



NORTH LAWN AVENUE

SITE PLAN

SCALE 1" = 10'



UTILITIES ARE EXISTING

BASEMENT OPEN SPACE
TOTAL PROVIDED 8500 SQ. FT.
TOTAL REQUIRED 10000 SQ. FT. (4 X 5000)

PROJECT TOTALS
1 TWO BEDROOM UNIT
1 THREE BEDROOM UNIT
BASEMENT SPACE 5000 SQ. FT.

ELBERT FLOOR RESIDENTIAL SPACE 2000 SQ. FT.

LOT AREA 10200 SQUARE FEET (0.23 ACRES)

BUILDING FOOTPRINT ALL ARE GARAGE AREA

BASEMENT SPACE 5000 SQ. FT.

BASEMENT OPEN SPACE 8500 SQ. FT.

BASEMENT TOTAL PROVIDED 13500 SQ. FT.

BASEMENT TOTAL REQUIRED 15000 SQ. FT. (4 X 5000)

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