



Location
520 East Johnson Street

Applicant
Cliff Fisher/James McFadden –
McFadden & Company

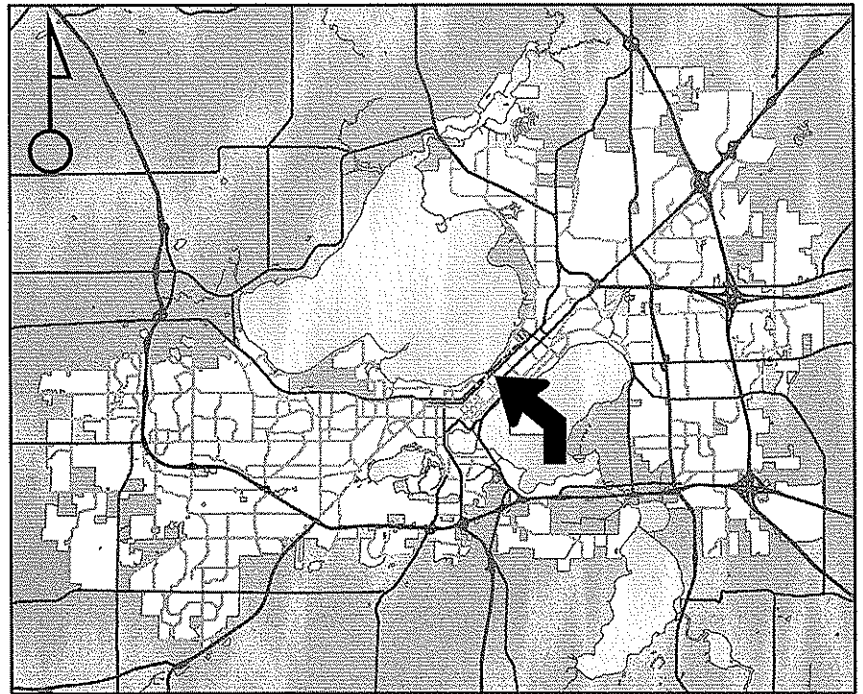
From: R5 To: PUD(GDP)

Existing Use
Large Lot with 2-Unit House

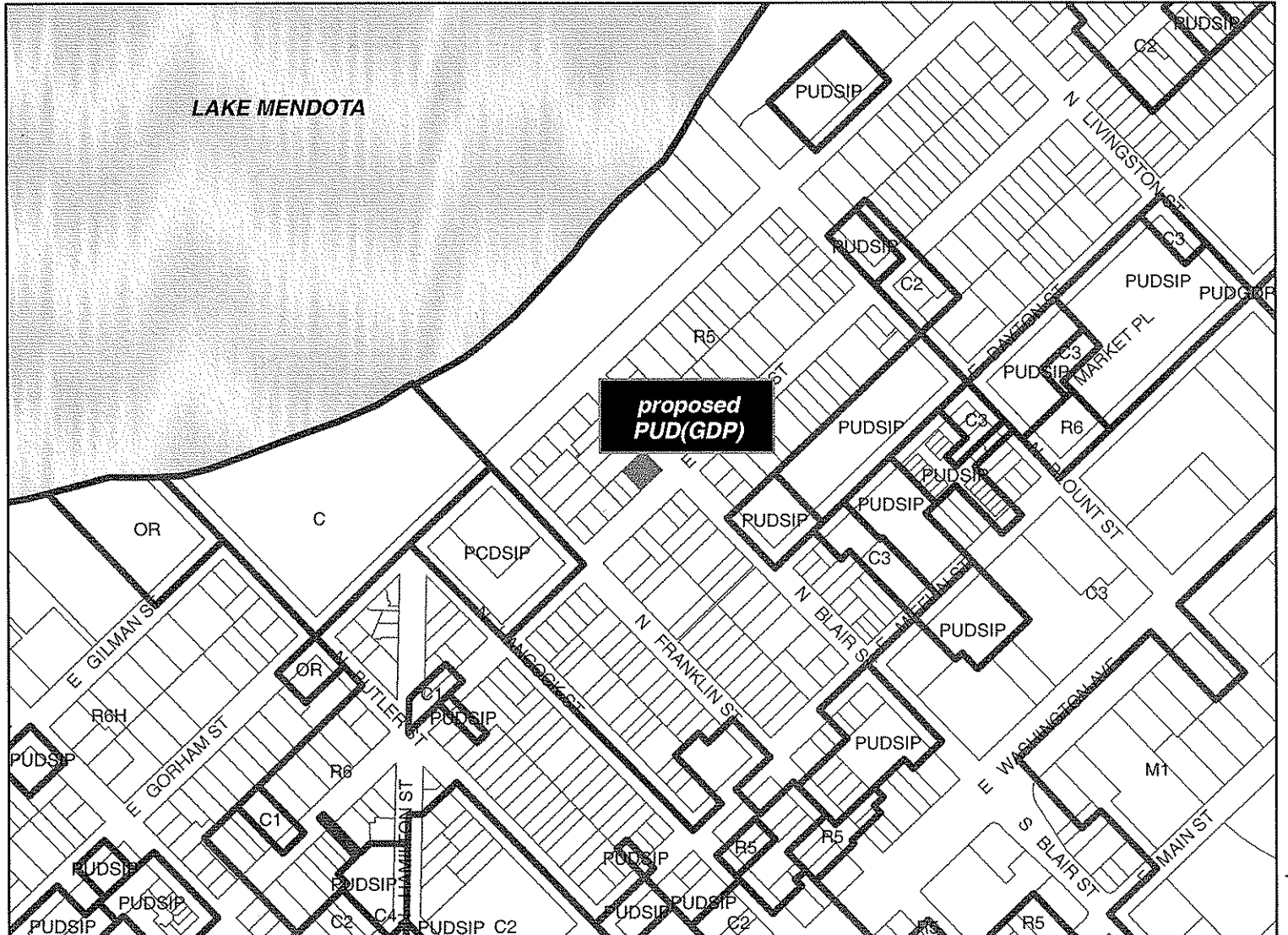
Proposed Use
Relocate House from
North Butler Street

Public Hearing Date
Plan Commission
28 January 2008

Common Council
05 February 2008



For Questions Contact: Michael Waidelich at: 267-8735 or mwaidelich@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 January 2008



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 1200 Receipt No. 83560
 Date Received 7/18/07
 Received By MAP
 Parcel No. 0709-133-1315-5
 Aldermanic District 2- BRENDA KONKEL
 GQ oh
 Zoning District R5
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification 7/5/07 Waiver _____
 Ngrhd. Assn Not. 6/28/07 Waiver _____
 Date Sign Issued 7/19/07

1. Project Address: 520 East Johnson **Project Area in Acres:** 0.10
Project Title (if any): 522 East Johnson

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)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from <u>R5</u> to PUD/PCD-GDP	<input type="checkbox"/> 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: Cliff Fisher Company: Cliff Fisher Development
 Street Address: 107 North Hancock City/State: Madison, Wisconsin Zip: 53703
 Telephone: (608) 516-8157 Fax: () Email: _____

Project Contact Person: James McFadden Company: McFadden & Company
 Street Address: 228 State Street City/State: Madison, Wisconsin Zip: _____
 Telephone: (608) 251-1350 Fax: (608) 251-1325 Email: mcfadden@mailbag.com

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: _____
 Place building relocated from 119 North Buler on eastern half of lot at 520 East Johnson

Development Schedule: Commencement Summer 2007 Completion Autumn 2007

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 ½ 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: \$1,200.00 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 Not applicable - no plan in place Plan, which recommends:
_____ 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:

Alder - July 5, 2007 & Neighborhood Association - June 28, 2007

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 Kevin Firchow Date 6/28/2007 | Zoning Staff Matt Tucker Date 6/28/2007

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

Printed Name James McFadden Date July 16, 2007

Signature [Signature] Relation to Property Owner Architect

Authorizing Signature of Property Owner [Signature] Date July 16, 2007 ?

Letter of Intent

From: McFadden & Company
228 State Street
Madison, Wisconsin 53703
608 251 1350 (Voice) 608 251 1325 (Fax)



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

Date: July 16, 2007

Project: 520 East Johnson

Existing Conditions:

There is an existing two story wood frame residence with (2) two bedroom apartments situated on the western half of a 66' x 66' lot on the northwest corner of Johnson and Blair.

Proposed Improvements:

Place a the two story three unit wood frame residence relocated from 119 North Blair on a new foundation located on the eastern half of the 520 East Johnson parcel.

Address:

520 East Johnson

Legal Description:

ORIGINAL PLAT, BLK 257, NE 1/2 OF LOT 5

Construction Schedule:

Start: Summer 2007
Completion: Autumn 2007

Owner and General Contractor:

Cliff Fisher
107 North Hancock
Madison, Wisconsin 53703

Architect:

James McFadden
McFadden & Company
228 State Street
Madison, Wisconsin 53703

Zoning:

R5

Site Area:

4,356 SF or 0.10 Acres

Building Coverage:

Existing: 1,160 SF

Proposed: 2,250

Surface Parking & Paved Area:

Existing: 240 SF

Proposed: 0

Green Space:

Existing: 2,880 SF

Proposed: 1,980

Useable Open Space:

Existing: 1,511 SF

Proposed: 360

Floor Area:

Total Existing: 1,980 SF

New: 1,820

Total Proposed: 3,800 SF

Floor Area Ratio:

Existing: 1,691 SF / 4,356 SF = 0.39

Proposed 3,493 SF / 4,356 SF = 0.80

Apartments:

Existing: 2

Proposed New: 3

Total: 5

Lot Area:

(2) Ones @ 450 = 900

(3) Twos @ 600 = 1,800

Lot Area Required (R5) 2,700 SF < 4,356 SF Provided ok

Usable Open Space:

(2) Ones @ 70 = 1,160

(3) Twos @ 140 = 700

Total Open Space Required (R) 1,850 SF > 360 SF Provided

Zoning Text for 520 East Johnson Street

Legal Description: ORIGINAL PLAT, BLK 257, NE 1/2 OF LOT 5

A. Statement of Purpose: This zoning district is established to allow for the placement on a new foundation of a residential building to be relocated from 119 North Butler and the continued use of the existing residential building currently located on the property.

B. Permitted Uses:

1. Those that are stated as permitted uses in the R5 zoning district.
2. Uses accessory to permitted uses as listed above.

C. Lot Area: 4,356 SF or 0.10 Acres.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 2.0.
2. Maximum building height shall be as shown on approved plans.

E. Yard Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

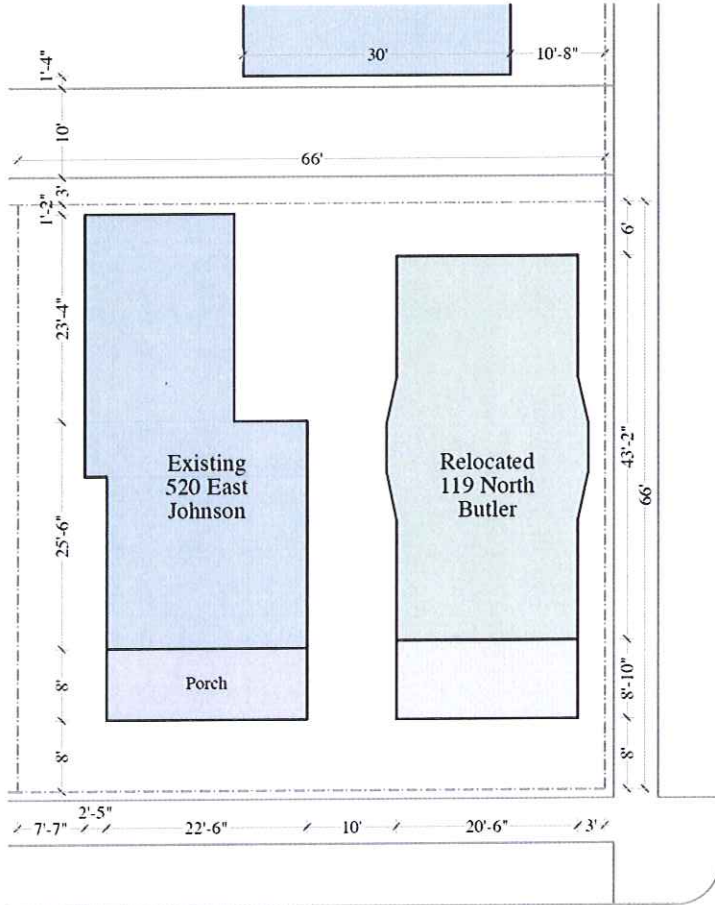
No residential parking permits will be issued for *520 East Johnson*, the applicant shall inform all tenants of this in their apartment leases.

H. Lighting: Site lighting will be provided as shown on approved plans.

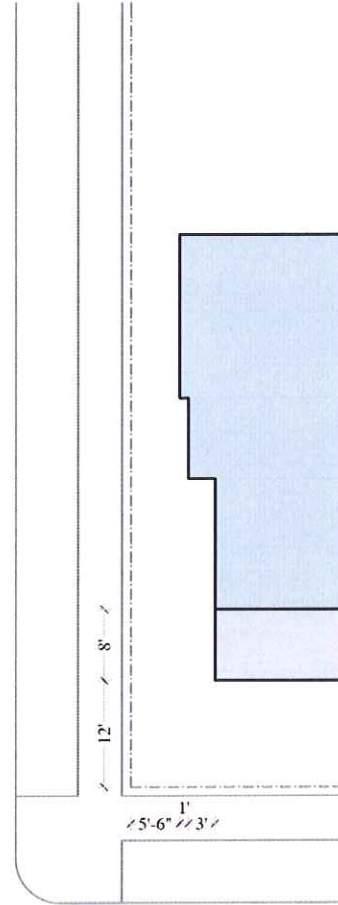
I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R6 district.

J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 zoning district.

K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

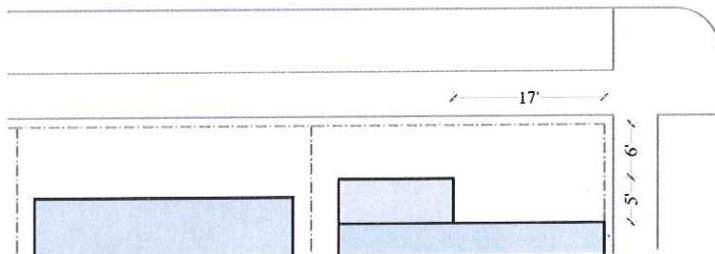


East

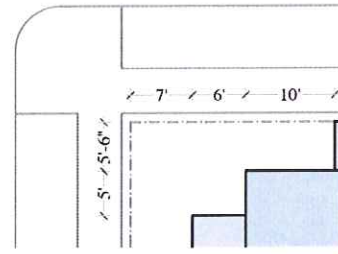


Blair

Johnson



North



520 East Johnson Street
 Site Plan @ 1' = 20'
 July 16, 2007



Johnson/Blair from the South East



Johnson/Blair from the North



Johnson/Blair from the West



Johnson/Blair from the North East



Johnson/Blair from the North



Johnson/Blair from the South West



119 North Butler from the North West



119 North Butler from from North East



119 North Butler from from South West



119 North Butler from from South East