



# City of Madison

## Conditional Use

Location  
5318 Hoboken Road

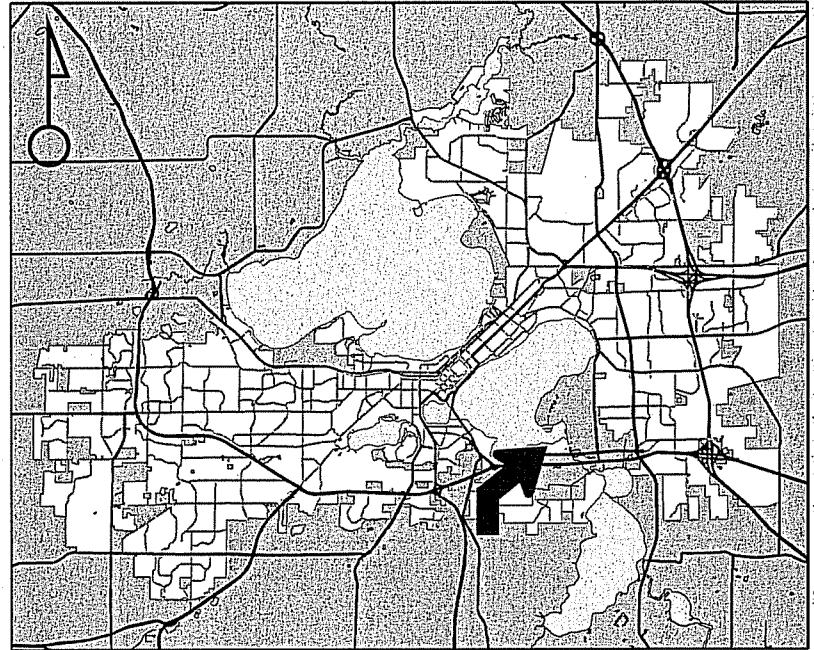
Project Name  
Perennial Cooperative

Applicant  
Gabriel Hinahara-  
Perennial Cooperative of Madison

Existing Use  
4-unit apartment building

Proposed Use  
Convert four-unit apartment building  
into a 10-unit housing cooperative

Public Hearing Date  
Plan Commission  
04 April 2016



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 March 2016





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

**FOR OFFICE USE ONLY:**

Amt. Paid: \$600 Receipt No. 013132-0005

Date Received: 2/17/16

Received By: [Signature]

Parcel No. 0710-194-0701-6

Aldermanic District 14-Carter

Zoning District TR-VI

Special Requirements —

Review Required By:

Urban Design Commission     Plan Commission

Common Council                       Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. **Project Address:** 5318 Hoboken Road Madison, WI 53713  
**Project Title (if any):** Perennial Cooperative

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:** Gabrielle Hinahara      **Company:** Perennial Cooperative of Madison  
**Street Address:** 5318 Hoboken Road      **City/State:** Madison, WI      **Zip:** 53713  
**Telephone:** (608) 358-2170      **Fax:** ( )      **Email:** hinahara@gmail.com

**Project Contact Person:** Gabrielle Hinahara      **Company:** Perennial Cooperative of Madison  
**Street Address:** 225 E. Lakelawn Place      **City/State:** Madison, WI      **Zip:** 53703  
**Telephone:** (608) 358-2170      **Fax:** ( )      **Email:** hinahara@gmail.com

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

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
The proposal is to convert a 4-unit apartment building (with 8 total bedrooms) into a 10-bedroom cooperative house

**Development Schedule:** Commencement 4/11/2016      Completion 8/15/2016

**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 <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.

**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:

Sent to Alder Sheri Carter and the Bridge-Lakepoint Neighborhood Association (Shelia Stubbs) on 1/6/2016

→ 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: Kevin Firchow Date: 1/13/2016 Zoning Staff: Jenny Kirchgatter Date: 1/13/2016

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

Name of Applicant Gabrielle Hinahara Relationship to Property: Buyer with an accepted offer (attached)

Authorizing Signature of Property Owner Gabrielle Hinahara Digitally signed by Gabrielle Hinahara Date: 2016.02.15 12:54:39 -06'00' Date 2/15/2016

Perennial Cooperative of Madison, a chapter 185 Cooperative Corporation, is submitting a Conditional Use Application to convert the 4-unit apartment building located at 5318 Hoboken Rd. to a 10-bedroom cooperative house. The property is zoned TR-V1. Since we intend to house more people than the current legal number of bedrooms (8), we are required to apply for a Conditional Use Agreement. We estimate that 12-15 people will occupy the building, including children.

5318 Hoboken has been unoccupied for nearly one year. The total square footage of the property is 5,490 square feet including the unfinished basement. The total lot size is 9,172 square feet. In 2015, the value of the land was assessed at \$43,500 and the total value, with improvements, was estimated at \$192,600. Our offer to purchase the property for \$205,000 was accepted by the current owners (see attached document).

We plan to begin remodeling the property in mid-April of 2016, and occupy the building by August 15<sup>th</sup>, 2016. Our total estimated project cost including acquisition, various fees, and remodeling is \$325,000. The remodel will include replacing the roof, updating the plumbing and electrical, replacing the furnaces, replacing and refinishing the flooring, converting two kitchens to bedrooms, and removing several interior walls to increase common living room and kitchen space on the first floor.

Other than replacing the roof and adding the required dumpster enclosure, we are not seeking to change anything on the exterior of the building or on the land. We will maintain the current 2,530 square feet of impervious surfaces (47%) and the current 2,620 square feet of useable open space (29%). We will also maintain the current 4 parking stalls.

Our current project team is made up of 7 individuals who have a combined over 20 years of experience living in cooperative houses in Madison. Members of our team have served within Madison Community Cooperative (MCC) in a number of roles including Coordinating Officer, Maintenance Officer, Board Representative, House Treasurer and House Membership Coordinator. Due to this experience, our team has extensive knowledge of running a cooperative house.

Our team is interested in this property because we are looking to establish a long-term, off-campus cooperative house in Madison. Our members have the desire to invest in the neighborhood and many intend to live in this home for the long-term. In fact, we are already connected to this community. A neighboring house to the property is owned by two of our good friends (and former co-op housemates) Peter and Lisa Fiala. Both Peter and Lisa support our project and feel that it would benefit the neighborhood. One of our members, Nathan Durgin, works at the Teen Program at the Bridge Lake Point Waunona Neighborhood Center's Youth Center, just two doors down from 5318 Hoboken.

Thank you for your time and consideration.

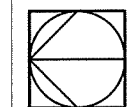
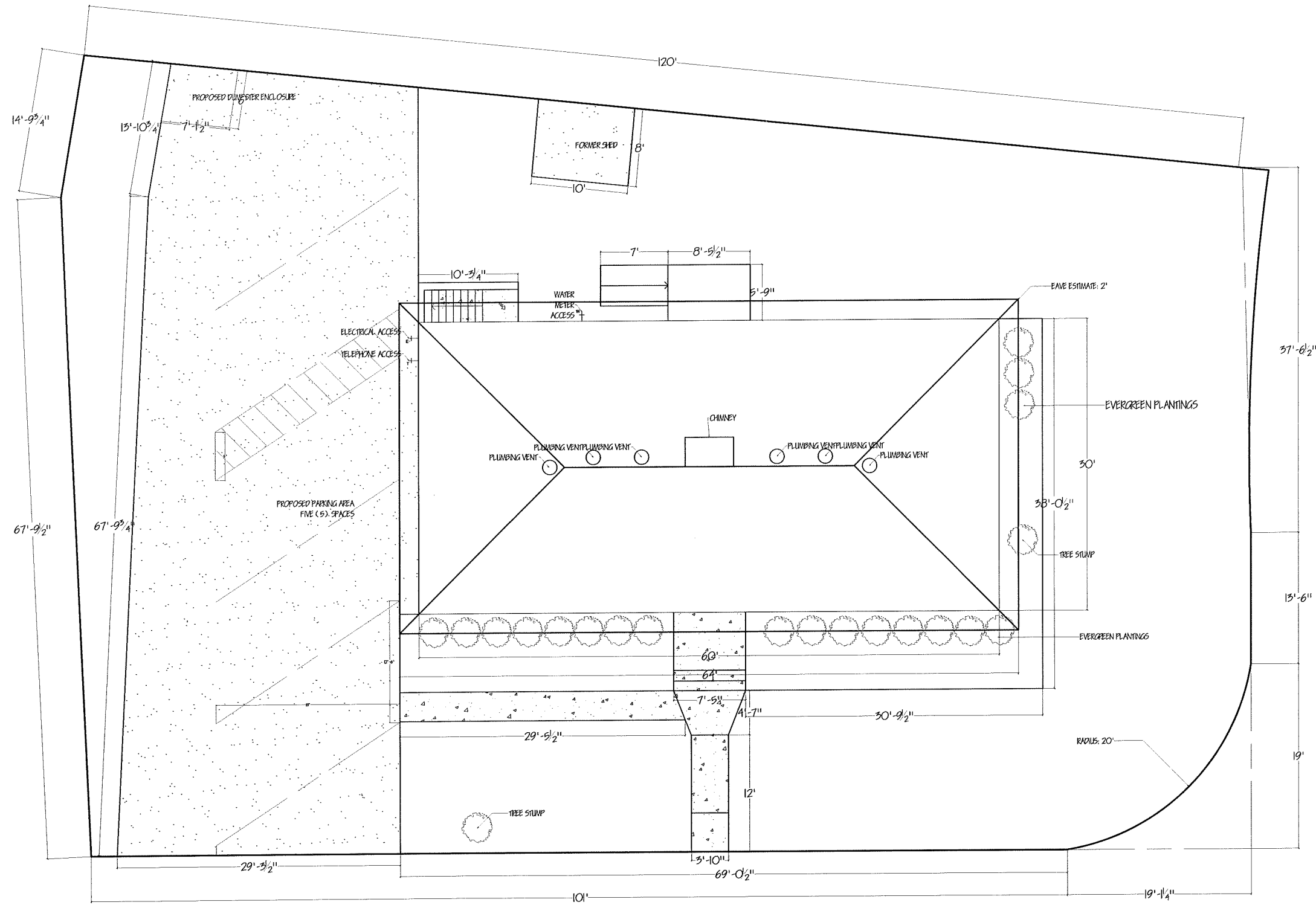
Sincerely,

Perennial Cooperative of Madison

(Gabrielle Hinahara, Mark Norton, Nicole Norris, Nathan Durgin, Natalie Hinahara, Gabrielle Sherrard and Amy Stoddard)

**NOTES:**

LOT SIZE: 9175 sq.ft.  
BUILDING FOOTPRINT: 1800 sq.ft.  
IMPERVIOUS SURFACE AREA: 2530 sq.ft. (47%)  
OPEN SPACE SURFACE AREA: 2620 sq. ft. (29%)



SITE:  
5818 HOBOKEN ROAD

DRAWING:  
SITE PLAN

DRAWING NUMBER:  
A-1

SCALE:  
3/16" = 1'

DATE:  
01/24/2016

REVISION:  
A

PREPARED BY:  
MADELINE NORTON

CLIENT:  
GABRIELLE HINAHARA, MARK NORTON



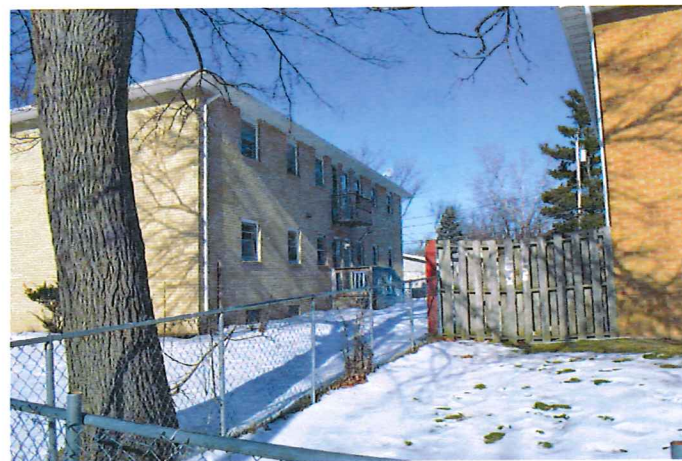
NOTES:



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION, LOOKING NORTHWEST



EAST ELEVATION, LOOKING SOUTHWEST



NORTH ELEVATION

SITE:  
5818 HOBOKEN ROAD  
DRAWING:  
BUILDING ELEVATIONS

DRAWING NUMBER:  
A-2

SCALE:

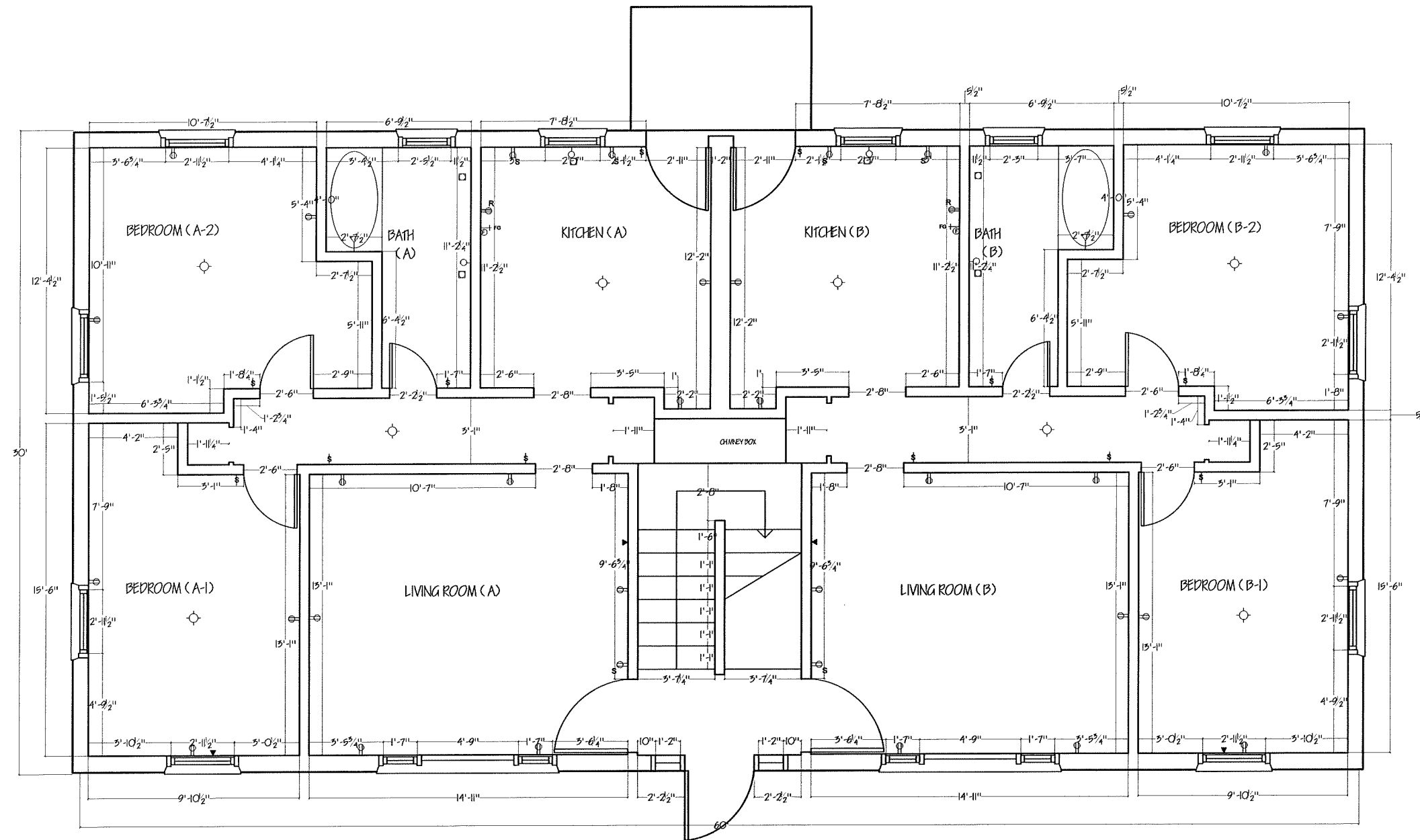
DATE:  
01/24/2016

REVISION:  
A

PREPARED BY:  
MADELINE NORTON

CLIENT:  
GABRIELLE HINAHARA, MARK NORTON

NOTES:



LEGEND	
	DUPLEX OUTLET
	SWITCH AND DUPLEX OUTLET
	DRYER OUTLET
	RANGE OUTLET
	OUTSIDE TELEPHONE
	WALL OUTLET
	CEILING OUTLET
	SINGLE POLE SWITCH
	FAN OUTLET
	DRAIN
	CAPPED DRAIN
	SOIL STACK
	HOT WATER SHUT-OFF VALVE
	FUEL GAS VALVE

SITE:  
5818 HOBOKEN ROAD

DRAWING:  
FIRST FLOOR - EXISTING

DRAWING NUMBER:  
A-4

SCALE:  
3/8" = 1'

DATE:  
01/24/2016

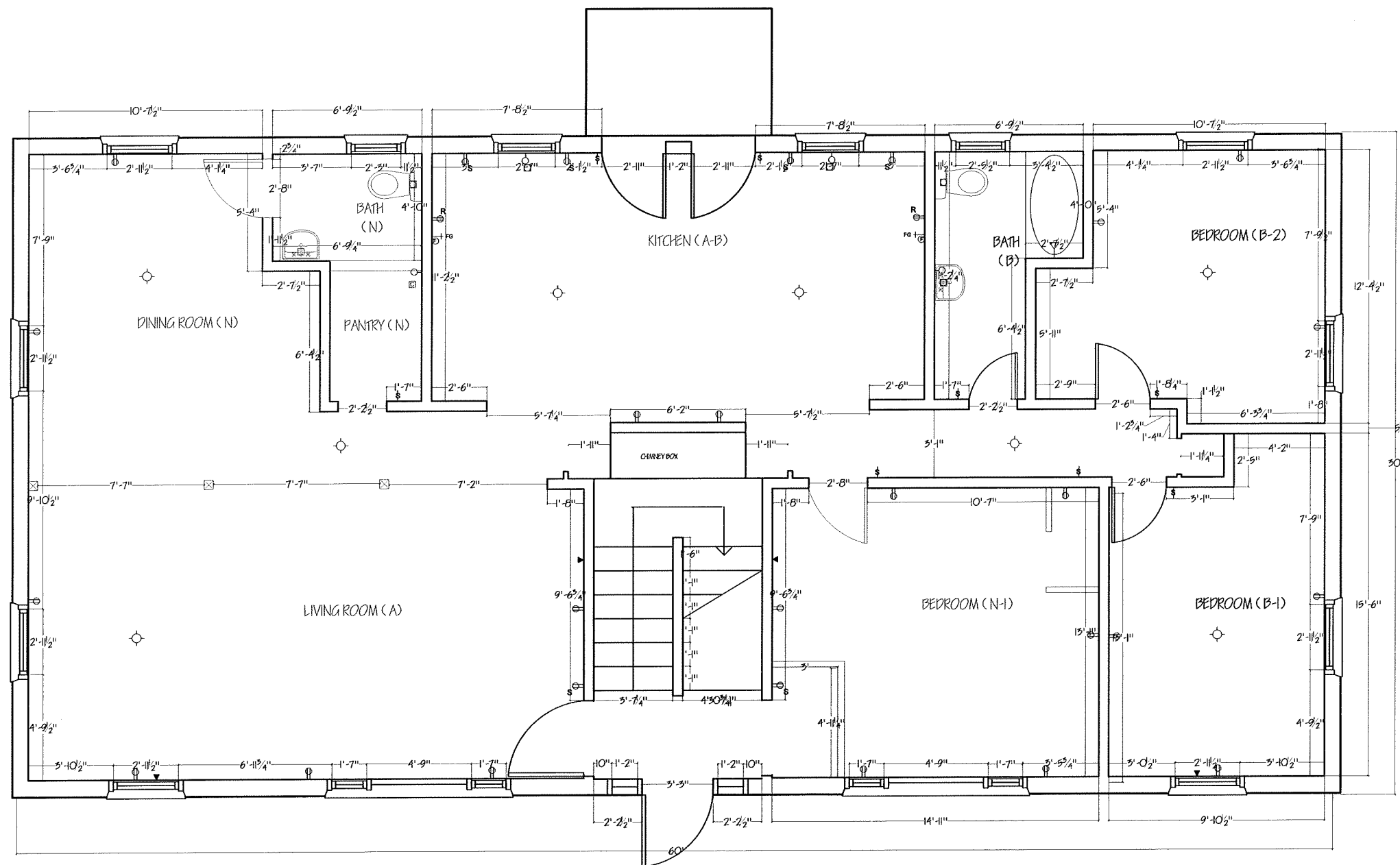
REVISION:  
A

PREPARED BY:  
MADELINE NORTON

CLIENT:  
GABRIELLE HINAHARA, MARK NORTON



NOTES:



LEGEND	
	DUPLEX OUTLET
	SWITCH AND DUPLEX OUTLET
	DRYER OUTLET
	RANGE OUTLET
	OUTSIDE TELEPHONE
	WALL OUTLET
	CEILING OUTLET
	SINGLE POLE SWITCH
	FAN OUTLET
	DRAIN
	CAPPED DRAIN
	SOIL STACK
	HOT WATER SHUT-OFF VALVE
	FUEL GAS VALVE

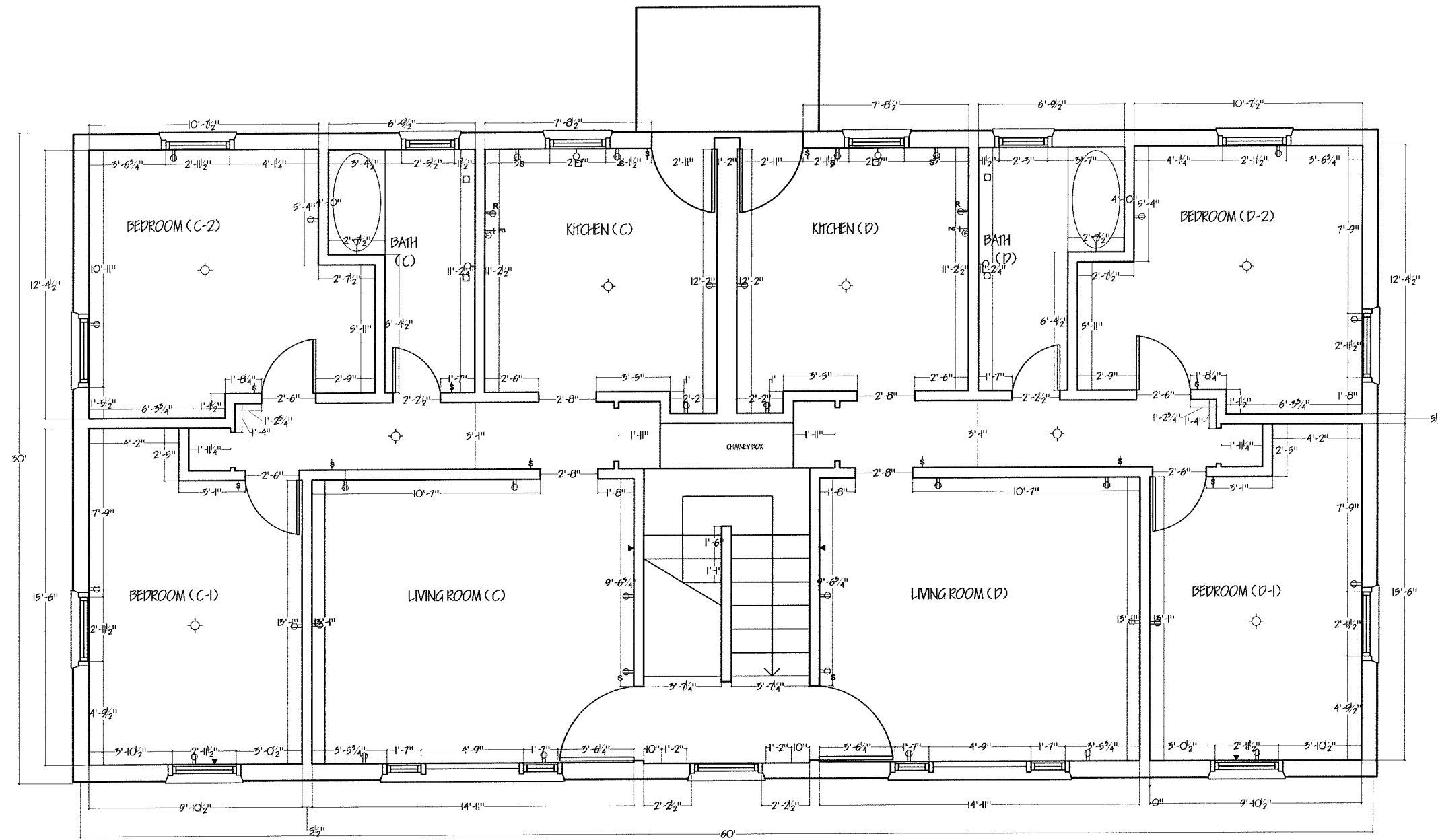
SITE:  
**5818 HOBOKEN ROAD**  
 DRAWING:  
**FIRST FLOOR - PROPOSED**

DRAWING NUMBER:  
**A-7**  
 SCALE:  
**3/8" = 1'**

DATE:  
 01/24/2016  
 REVISION:  
**A**

PREPARED BY:  
**MADLINE NORTON**  
 CLIENT:  
**GABRIELLE HINAHARA, MARK NORTON**

NOTES:



LEGEND	
	DUPLEX OUTLET
	SWITCH AND DUPLEX OUTLET
	DRYER OUTLET
	RANGE OUTLET
	OUTSIDE TELEPHONE
	WALL OUTLET
	CEILING OUTLET
	SINGLE POLE SWITCH
	FAN OUTLET
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	SOIL STACK
	HOT WATER SHUT-OFF VALVE
	FUEL GAS VALVE

SITE:  
5818 HOBOKEN ROAD

DRAWING:  
SECOND FLOOR - EXISTING

DRAWING NUMBER:  
A-5

SCALE:  
3/8" = 1'

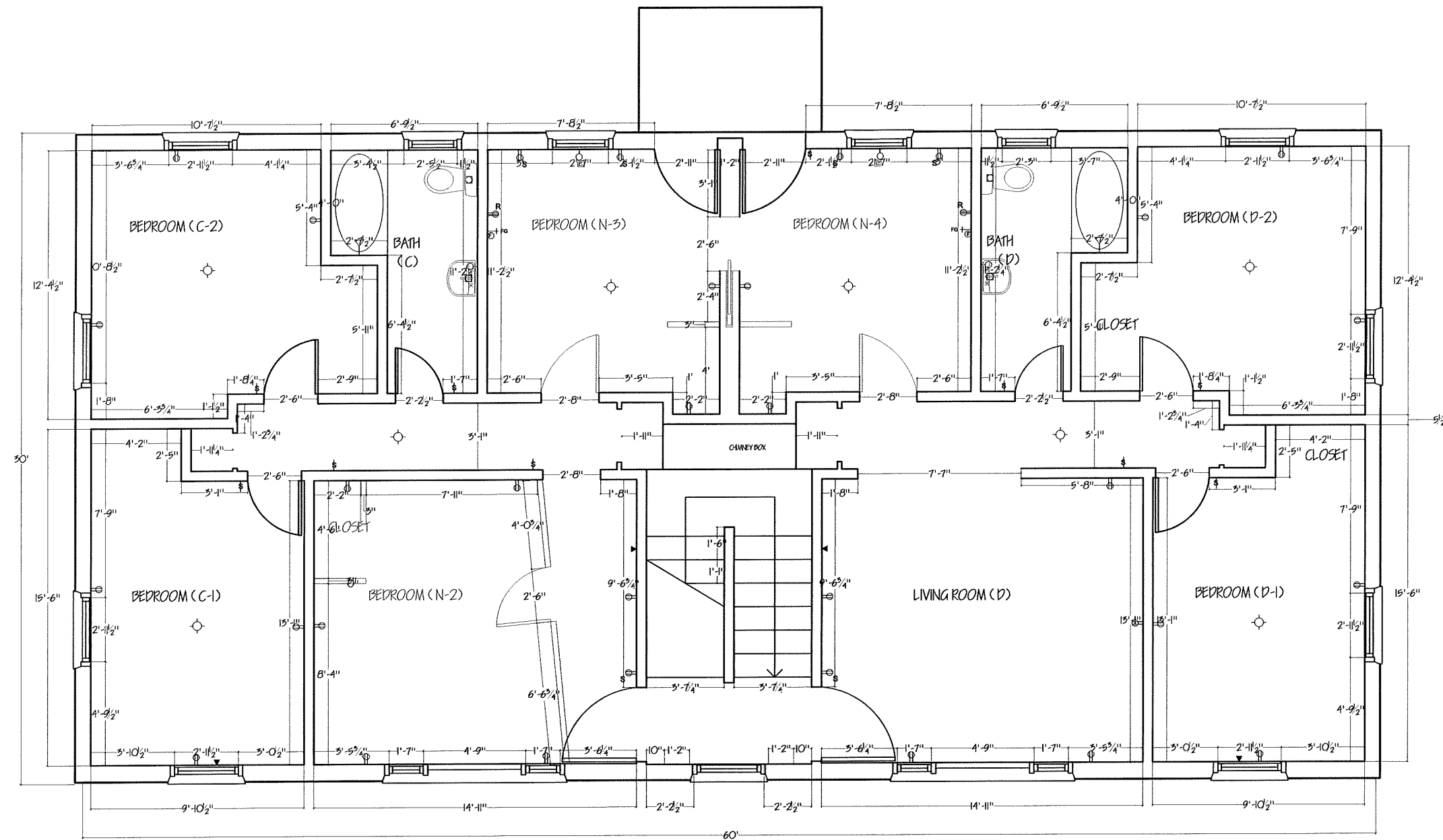
DATE:  
01/24/2016

REVISION:  
A

PREPARED BY:  
MADELINE NORTON

CLIENT:  
GABRIELLE HINAHARA, MARK NORTON

NOTES:



LEGEND	
	DUPLEX OUTLET
	SWITCH AND DUPLEX OUTLET
	DRYER OUTLET
	RANGE OUTLET
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	CAPPED DRAIN
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	FUEL GAS VALVE

SITE:  
5818 HOBOKEN ROAD

DRAWING:  
SECOND FLOOR - PROPOSED

DRAWING NUMBER:  
A-8

SCALE:  
3/8" = 1'

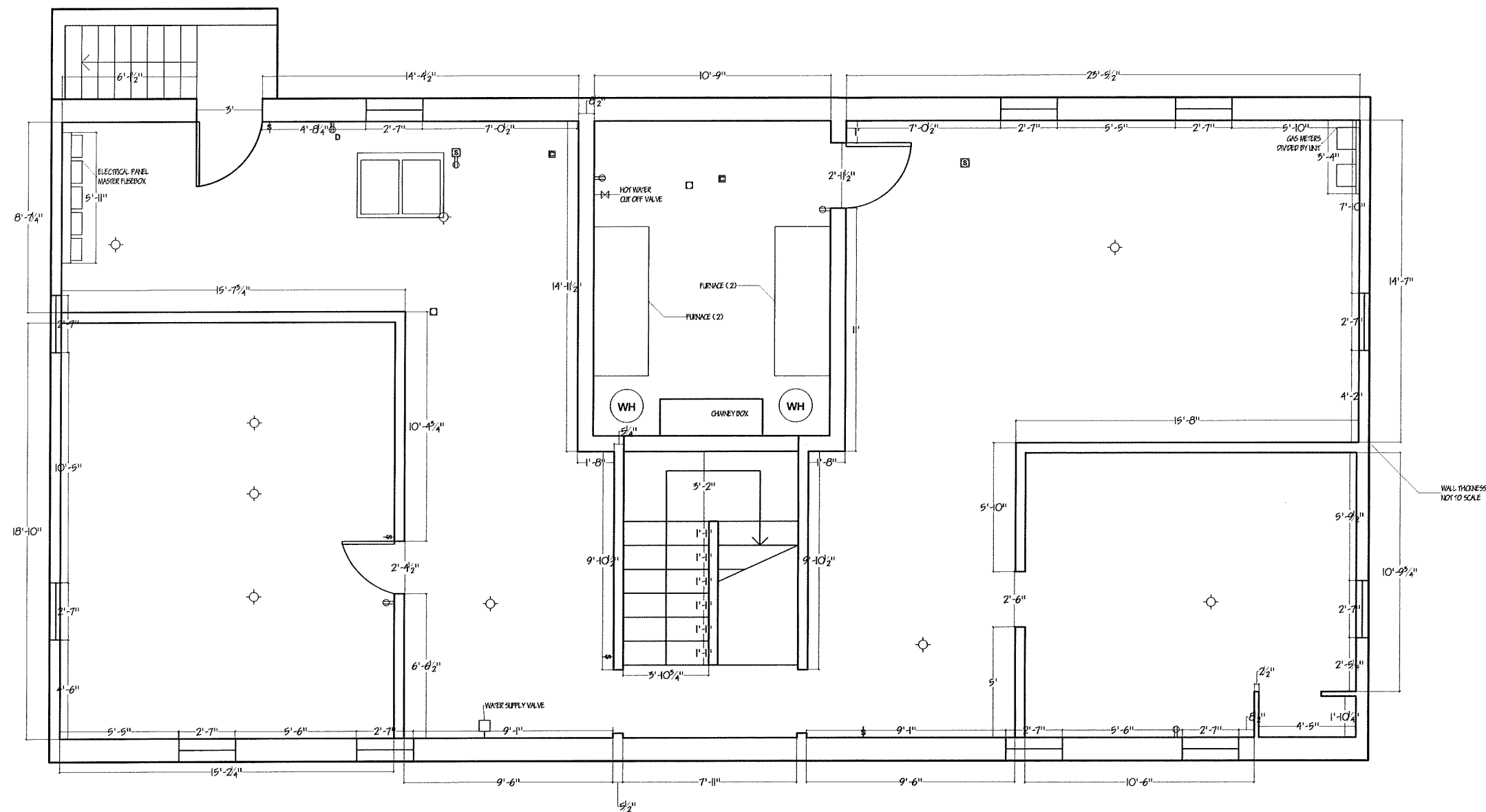
DATE:  
01/24/2016

REVISION:  
A

PREPARED BY:  
MADELINE NORTON

CLIENT:  
GABRIELLE HINAHARA, MARK NORTON

NOTES:



LEGEND	
	DUPLEX OUTLET
	SWITCH AND DUPLEX OUTLET
	DRYER OUTLET
	RANGE OUTLET
	OUTSIDE TELEPHONE
	WALL OUTLET
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	FUEL GAS VALVE

SITE:  
5818 HOBOKEN ROAD

DRAWING:  
BASEMENT - EXISTING

DRAWING NUMBER:  
A-3

SCALE:  
3/8" = 1'

DATE:  
01/24/2016

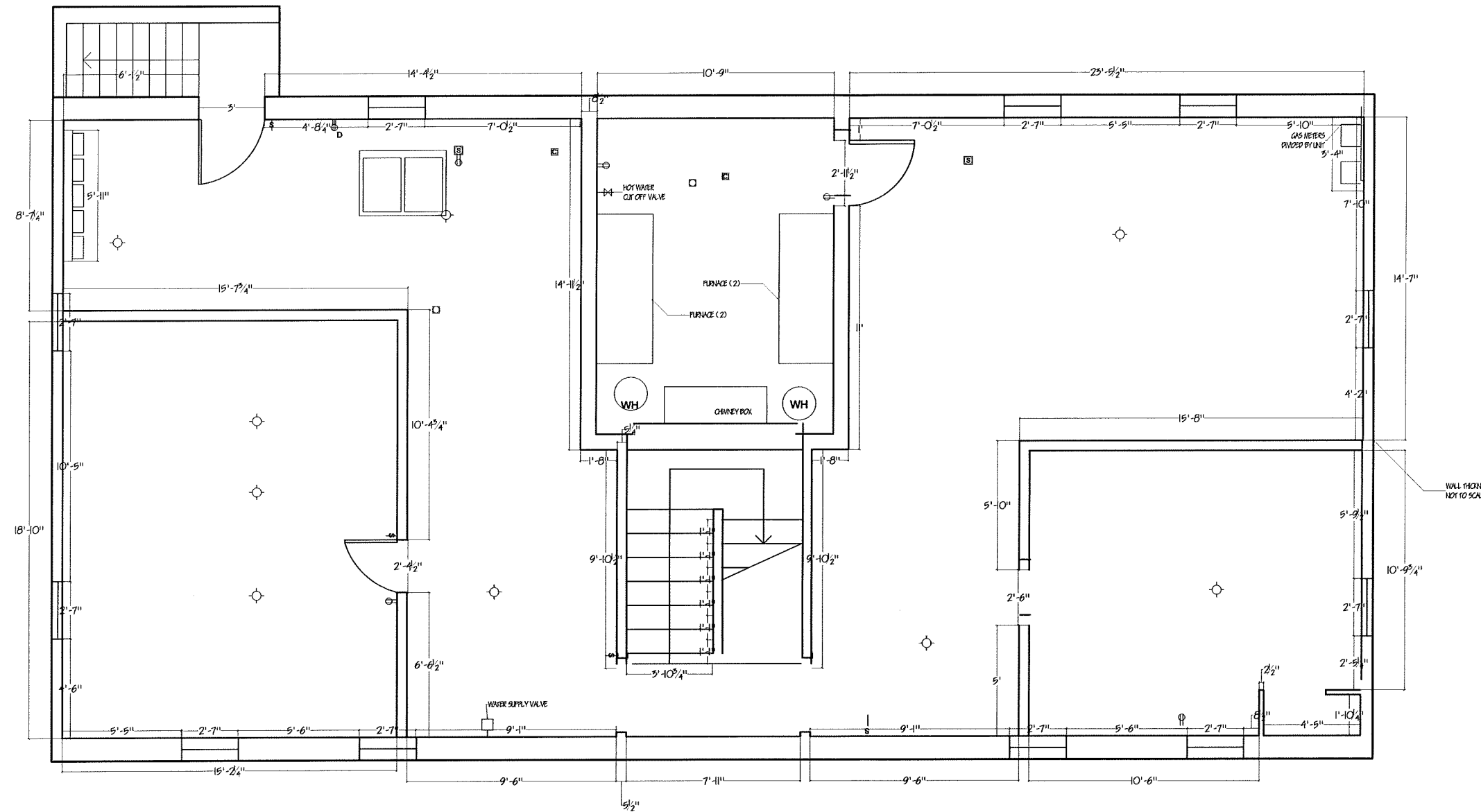
REVISION:  
A

PREPARED BY:  
MADELINE NORTON

CLIENT:  
GABRIELLE HINAHARA, MARK NORTON



NOTES:



LEGEND	
	DUPLEX OUTLET
	SWITCH AND DUPLEX OUTLET
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	FUEL GAS VALVE

SITE:  
5818 HOBOKEN ROAD

DRAWING NUMBER:  
A-6

DATE:  
01/24/2016

PREPARED BY:  
MADELINE NORTON

DRAWING:  
BASEMENT - PROPOSED

SCALE:  
3/8" = 1'

REVISION:  
A

CLIENT:  
GABRIELLE HINAHARA, MARK NORTON