



Location
617 North Oak Street

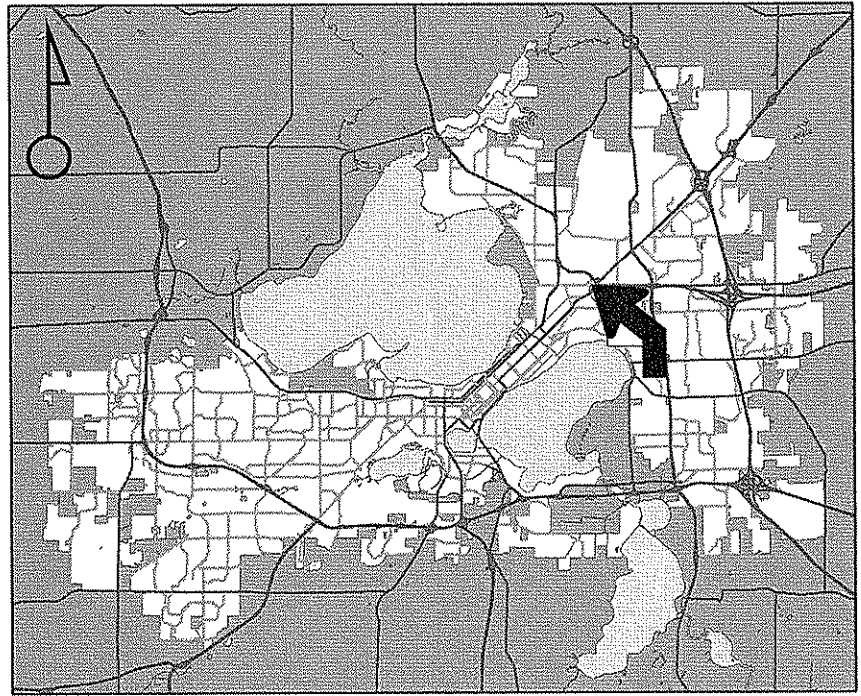
Project Name
North Oak Apartments

Applicant
Gary LaRue/Casey Louther –
Louther & Associates Design

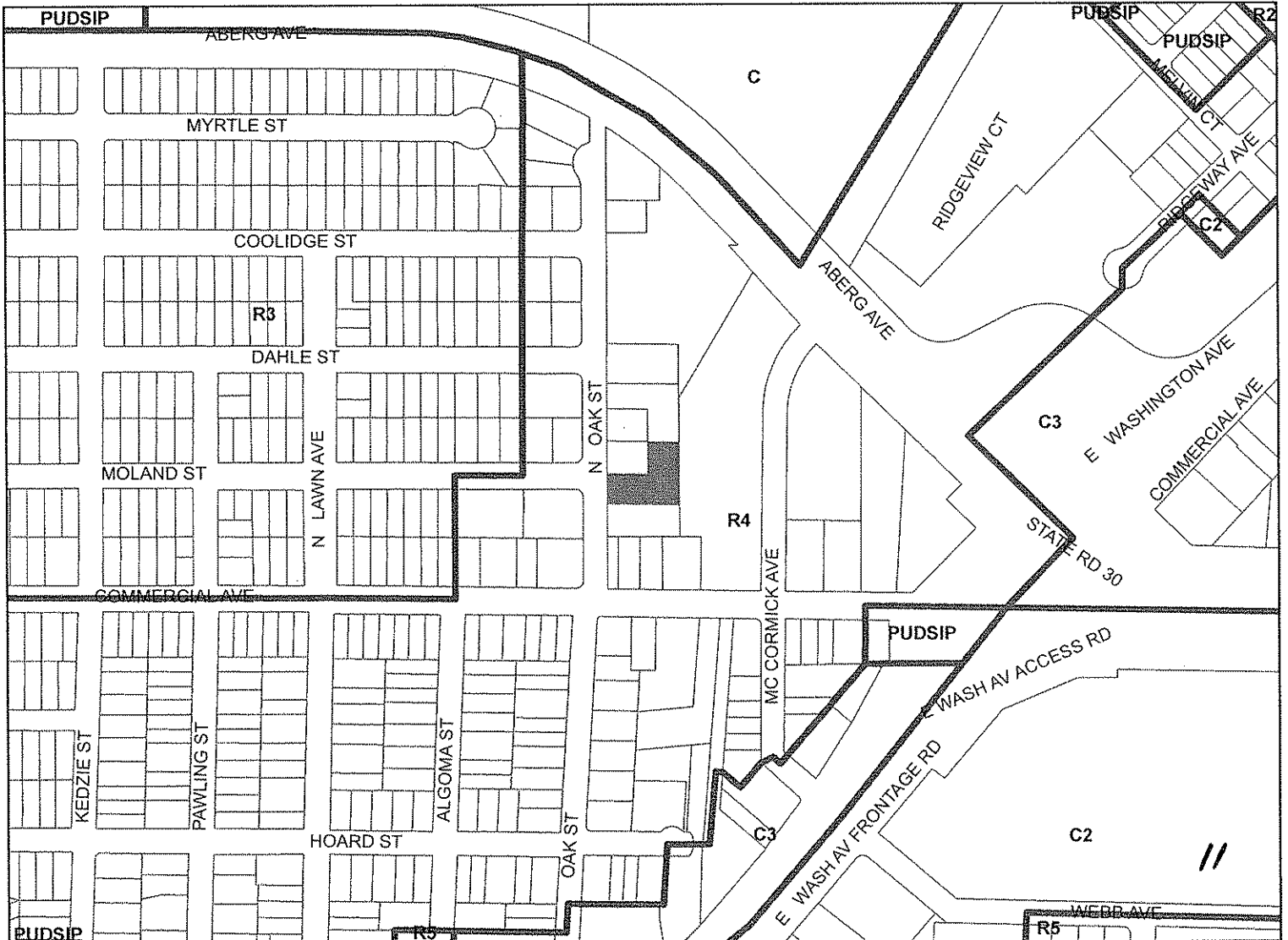
Existing Use
Apartment Building

Proposed Use
Demolish and Rebuild Fire-
Damaged Apartment

Public Hearing Date
Plan Commission
15 September 2008



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 September 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 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.

CITY OFFICE USE ONLY:	
Amt. Paid	<u>1550.00</u> Receipt No. <u>92879</u>
Date Received	<u>7/16/08</u>
Received By	<u>JK</u>
Parcel No.	<u>0810 323 1106 1</u>
Aldermanic District	<u>15 - Lanny Palmer</u>
GQ	<u>OK</u>
Zoning District	<u>R4</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>7/16/08</u>

1. Project Address: 617 NORTH OAK ST. Project Area in Acres: .43489
Project Title (if any): NORTH OAK APARTMENTS

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 checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: TODD DUNN Company: EQUITY BUILDER
Street Address: 528 LEXINGTON DR City/State: OREGON, WI Zip: 53575
Telephone: (608) 239-9124 Fax: () Email: _____

Project Contact Person: CASEY LOUTHER Company: LOUTHER & ASSOCIATES DESIGN
Street Address: 120 TELEMARCK PARKWAY City/State: MT. HOREB, WI Zip: 53572
Telephone: (608) 437-0185 Fax: (608) 437-1201 Email: DOOZERX@TDS.NET

Property Owner (if not applicant): GARY HARVE
Street Address: 4929 THORSON RD City/State: SUN PRAIRIE Zip: 53590

4. Project Information:

Provide a general description of the project and all proposed uses of the site: REBUILD EXISTING BURN-OUT 8 UNIT APARTMENT BLD. (LOW INCOME). BRING UP TO NEW CODES AND ADA SPRINKLERED SYSTEM

Development Schedule: Commencement _____ Completion _____

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: COMPREHENSIVE PLAN Plan, which recommends: LOW DENSITY RESIDENTIAL 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:
ALDERPERSON LARRY PALM & PAUL ZUMHAGEN-KRAUSE 06-10-08
 - 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 KEVIN FIRCHOW Date 5/13 | Zoning Staff JENNY KILQUATER Date 5/13

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

Printed Name CASEY KOUTHER Date 07-15-08
 Signature [Signature] Relation to Property Owner NONE (AGENT)
 Authorizing Signature of Property Owner [Signature] Date 7-3-08

LETTER OF INTENT
Plan Commission

Demolition and Conditional Use

617 North Oak Street, City of Madison, Dane County, Wisconsin,

Application Submittal Date: August 16, 2008

Project: Rebuild an existing 8 unit Apartment building.
To receive a demolition and conditional use approval from the Plan Commission to allow us to rebuild an burn-out 8 unit Apartment (Low Income) Building.
Location, 617 North Oak Street, City of Madison, Dane County, Wisconsin.

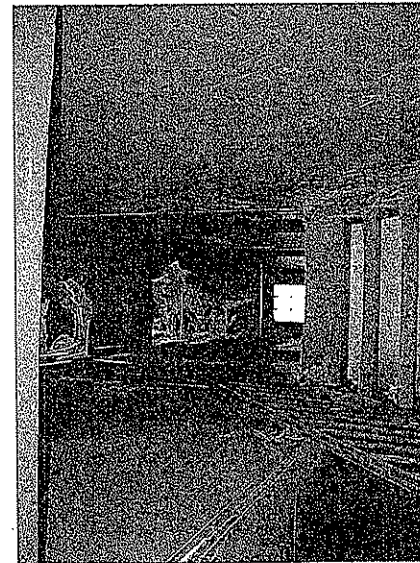
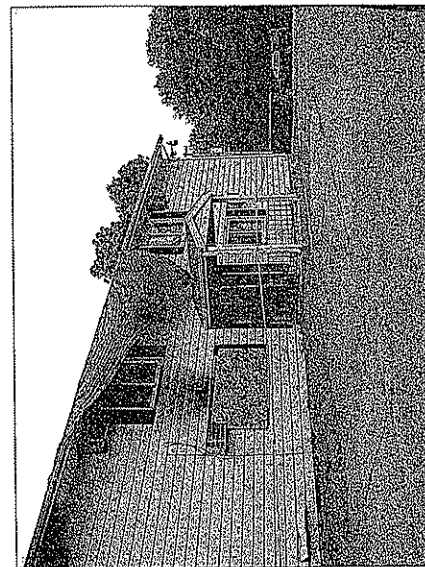
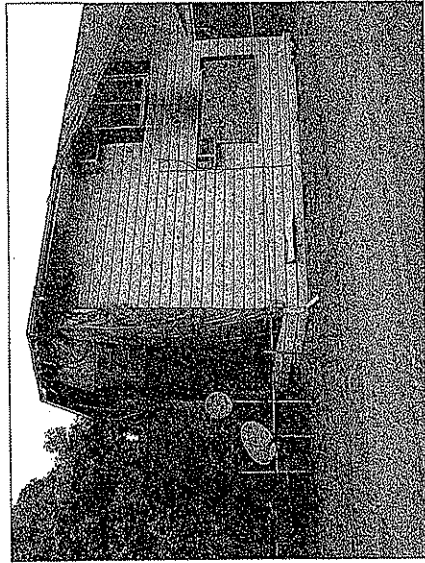
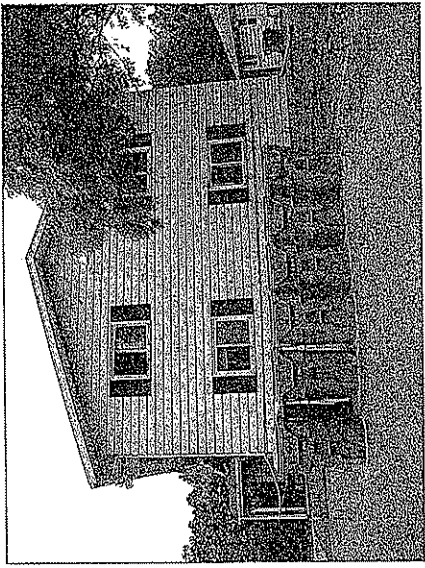
The site is zoned R-4, multifamily and presently has An existing 8 unit (low income) Apartment Building On this site.

We are rebuilding this building to add a sprinklered System, enlarge the stairs (per new codes), changing all windows to current egress codes and adding handicap Access & parking to new building.

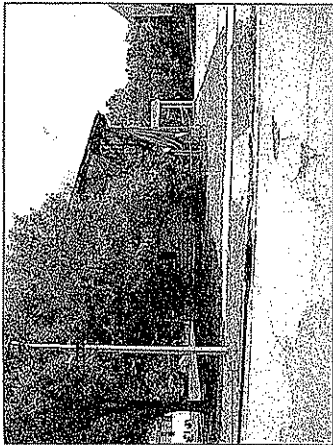
This new building has some design features added to improve the general looks from the basic box it was.

Total area of Lot: 617 North Oak Street has 18,944 Sq. Ft. (.4549 Acres), And is using all the existing parking and drive areas.

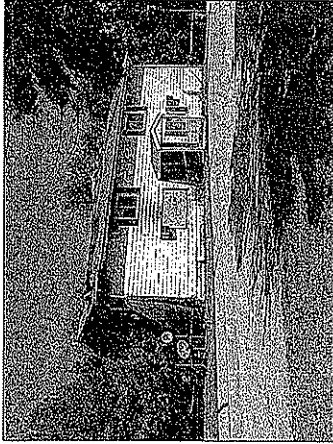
Building Use Building will be used entirely for Low Income , so Not much additional design work could be done, to Allow the owner to keep the rental costs down for this low income cliental. Some of the displaced tenants have Been at this location for as long as 15 years.



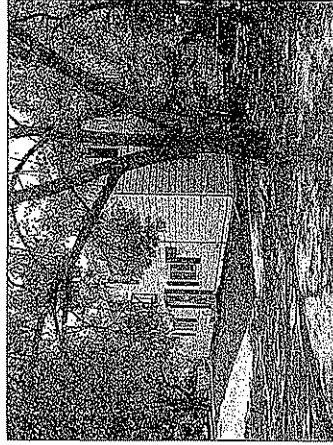
617 NORTH OAK STREET



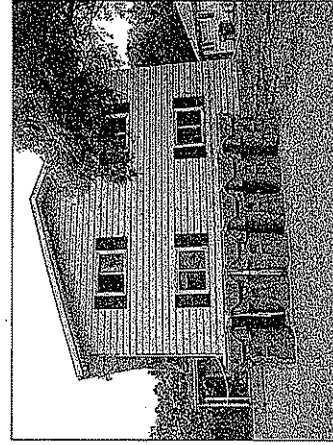
OAK STREET SIDE (FRONT)



DRIVE SIDE (MAIN)



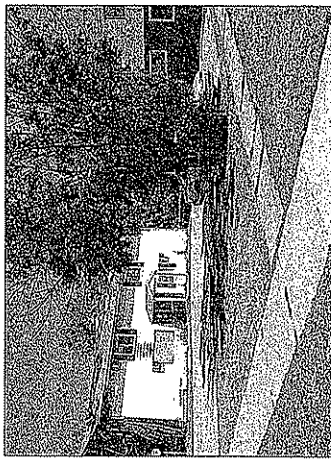
SIDE (OPPOSITE MAIN)



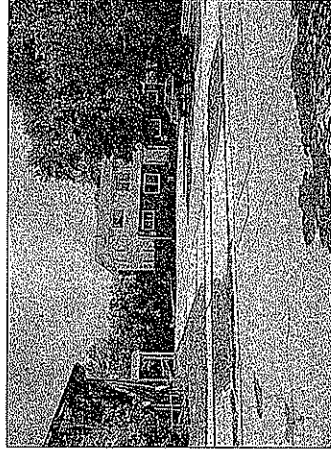
REAR (OPPOSITE OAK ST.)



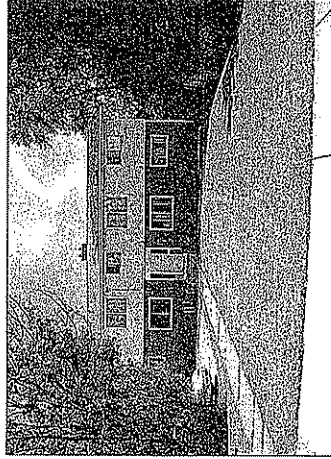
OAK STREET SIDE (LEFT BLD.)



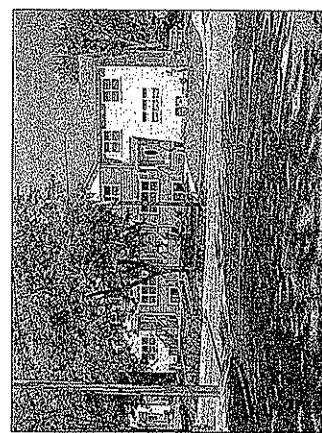
617 & 611 OAK ST.



611 OAK STREET



611 OAK STREET



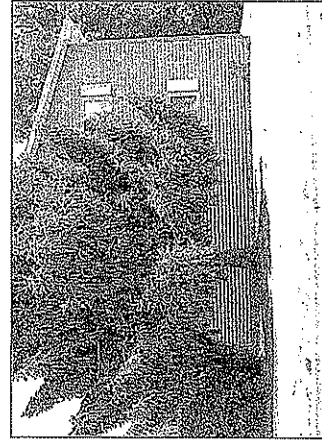
OAK STREET & COMMERCIAL AVE.



OAK STREET SIDE



OAK STREET & MOLAND ST.



OAK STREET SIDE

ADJACENT BUILDINGS

SURROUNDING BUILDINGS



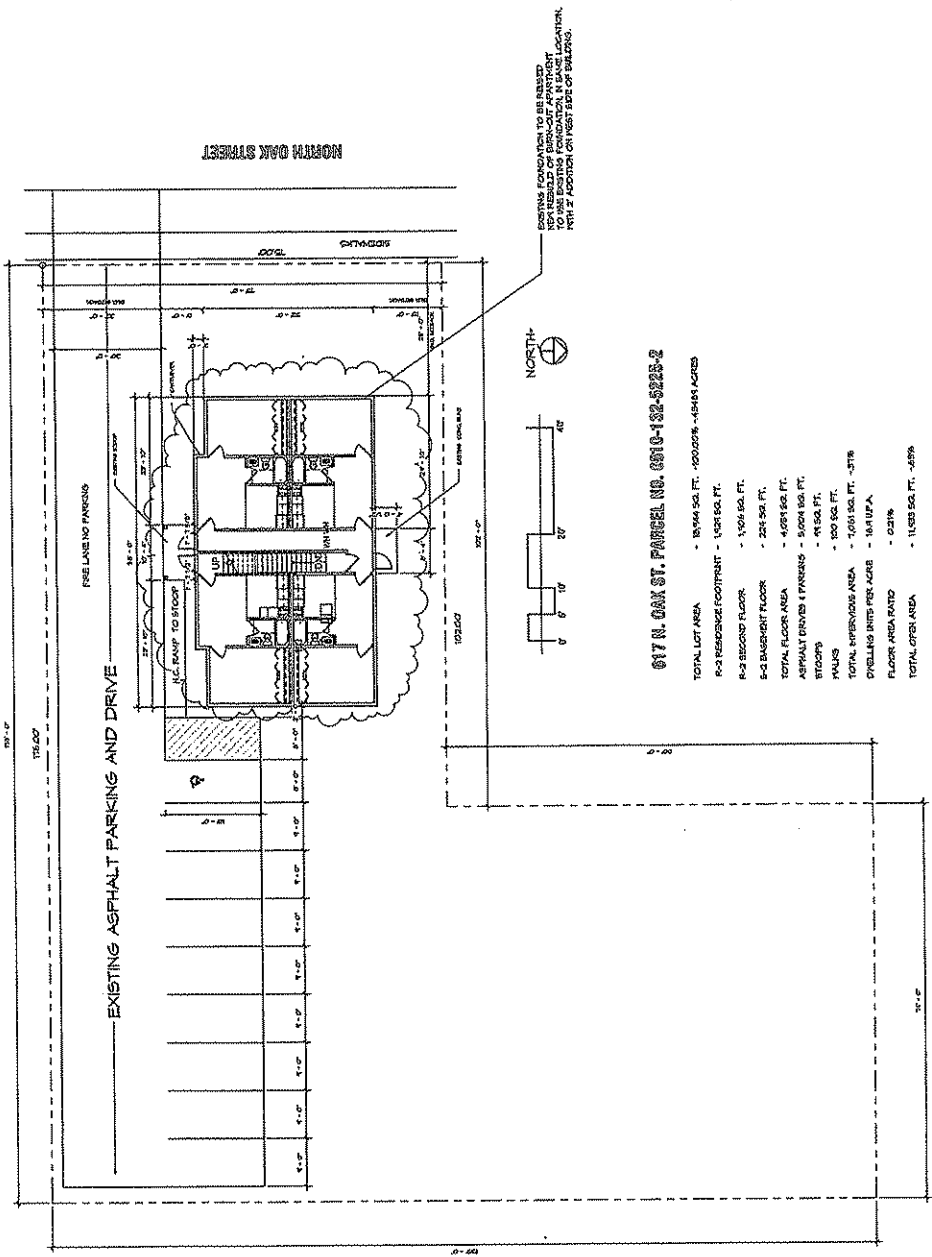
LOUTHER ASSOCIATES ARCHITECTS
 1000 N. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.LOUTHERARCHITECTS.COM
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EQUITY BUILDERS
 555 LEONARD DRIVE
 OREGON, IN 46038
 505-294-4234

PROJECT: 517 NORTH OAK STREET
 517 NORTH OAK STREET
 SUN PARKER, IN
 PROJECT DRIVE, FREDERICK, IN

DATE: 04/10/08
 DRAWN BY: J. W. WOOD
 CHECKED BY: J. W. WOOD

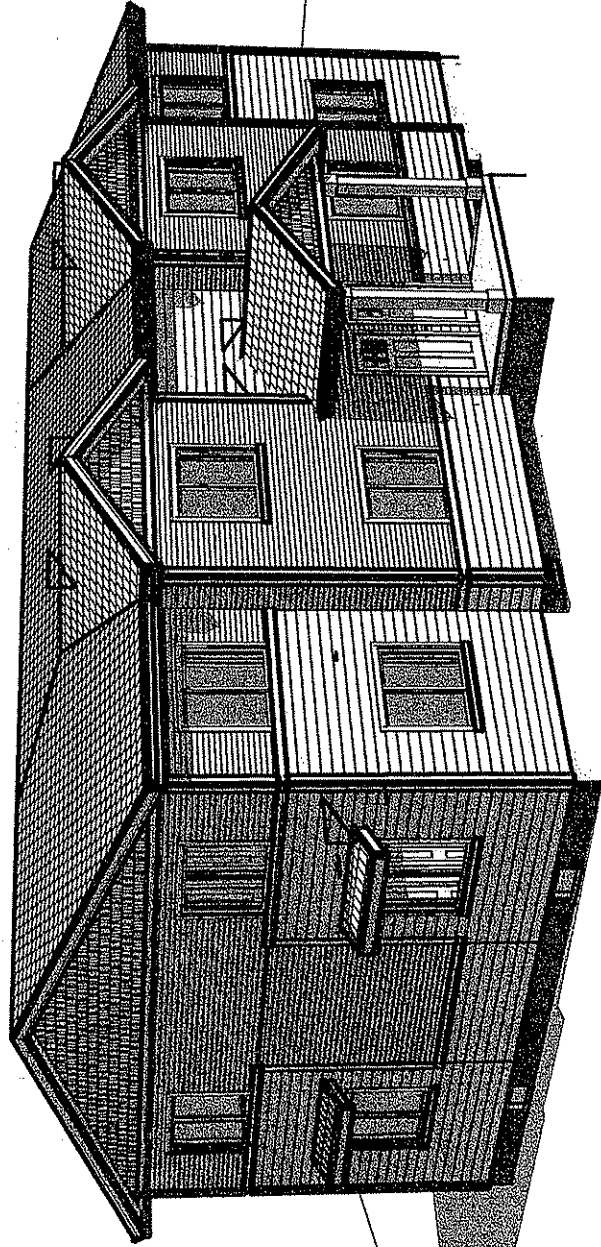
SITE PLAN
 SHEET 51 OF 16

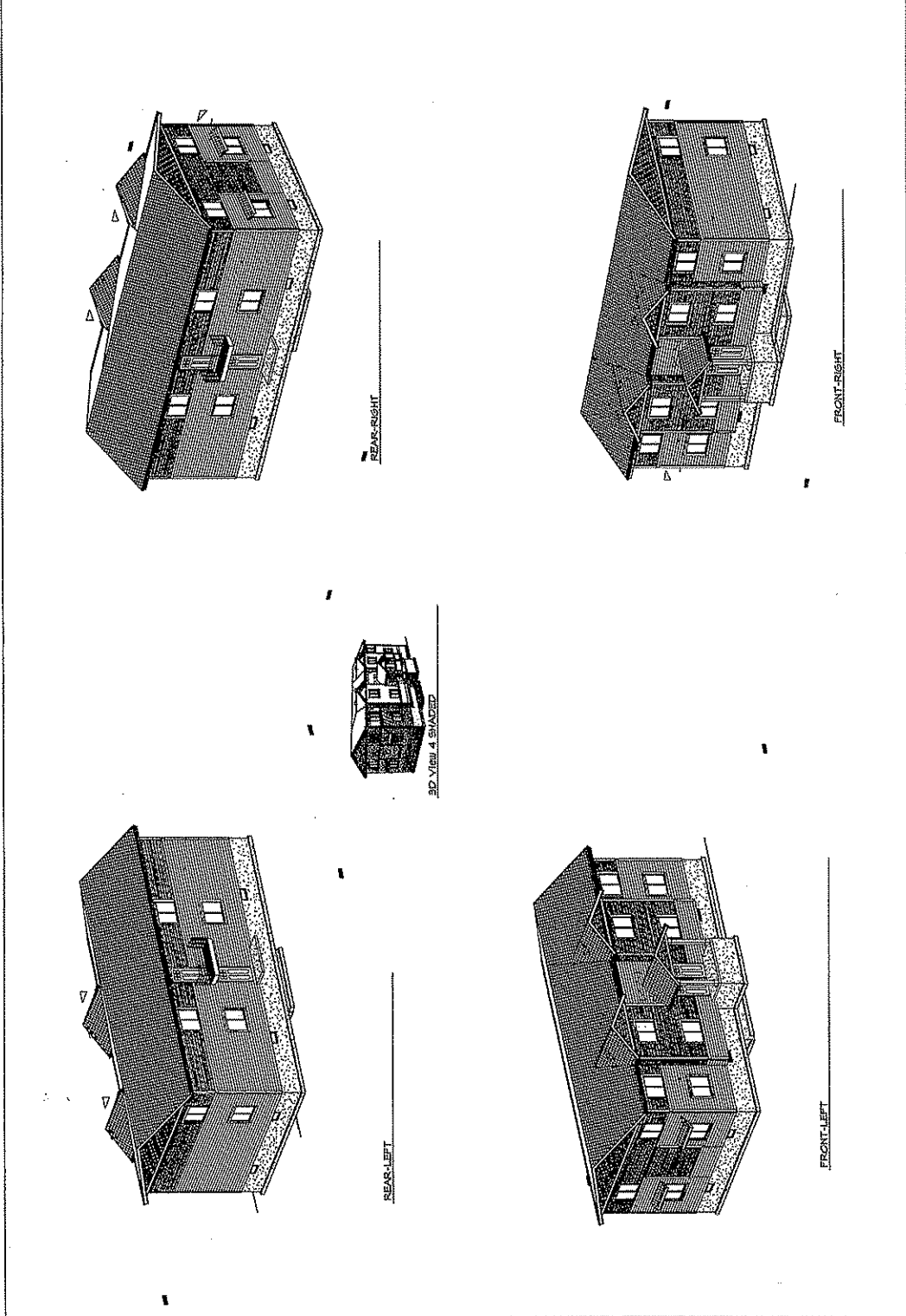


517 N. OAK ST. PARCEL NO. 0810-132-0225-2

TOTAL LOT AREA	- 15,744 SQ. FT. - 0.3562 ACRES
P-2 RESIDENCE FOOTPRINT	- 1,437 SQ. FT.
P-2 SECOND FLOOR	- 1,109 SQ. FT.
P-2 BUNGALOW FLOOR	- 224 SQ. FT.
TOTAL FLOOR AREA	- 4,870 SQ. FT.
ASPHALT DRIVE & PARKING	- 8,004 SQ. FT.
STAIRS	- 41 SQ. FT.
PORCH	- 100 SQ. FT.
TOTAL IMPAVED AREA	- 10,016 SQ. FT. - 0.23 ACRES
DRIVEWAY DRIVE PER ACRE	- 16.16 UFA
FLOOR AREA RATIO	- 0.31%
TOTAL OPEN AREA	- 11,528 SQ. FT. - 0.26 ACRES

SITE PLAN
 1" = 10'-0"





Colors and Materials Chart for
617 N. Oak St.

8 Unit Apartment Building

<u>Product</u>	<u>Manufacture</u>	<u>Size</u>	<u>Brand Name</u>	<u>Color</u>
<u>Roofing</u>	Certainteed	Std.	Landmark 30	Weathered Wood
<u>Base Siding</u>	Certainteed	Dlb. 4"	Mainstreet	Savannah Wicker
<u>Upper Siding</u>	Certainteed	Trip. 3"	Mainstreet	Natural Clay
<u>Shake Siding</u>	Certainteed	Std. 8"	Mainstreet	Natural Clay
<u>Soffit & Fascia</u>	Rollex	Std.	Smooth/Venter	Clay
<u>Outside Corners</u>	Certainteed	5"	Mainstreet	To Match Siding
<u>Window Trim</u>	Certainteed	3 1/2"	Mainstreet	Savannah Wicker
<u>Linear Trim</u>	Certainteed	5 1/2"	Mainstreet	Natural Clay
<u>Vertical Trim</u>	Certainteed	5 1/2"	Mainstreet	Natural Clay
<u>Windows</u>	Jeldwin	60"X48"	Slider	Tan
<u>Ext. Doors</u>	Peachtree	36"X80"	Upper Glass	Forest Green
<u>Gutters</u>	Rollex	4"	Smooth	To Match Siding