

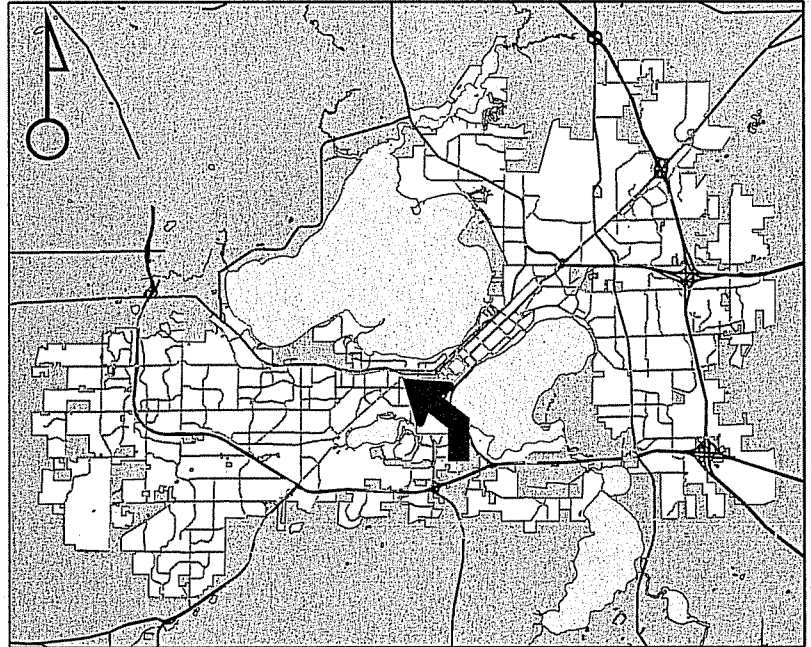


Location  
1329 West Dayton Street

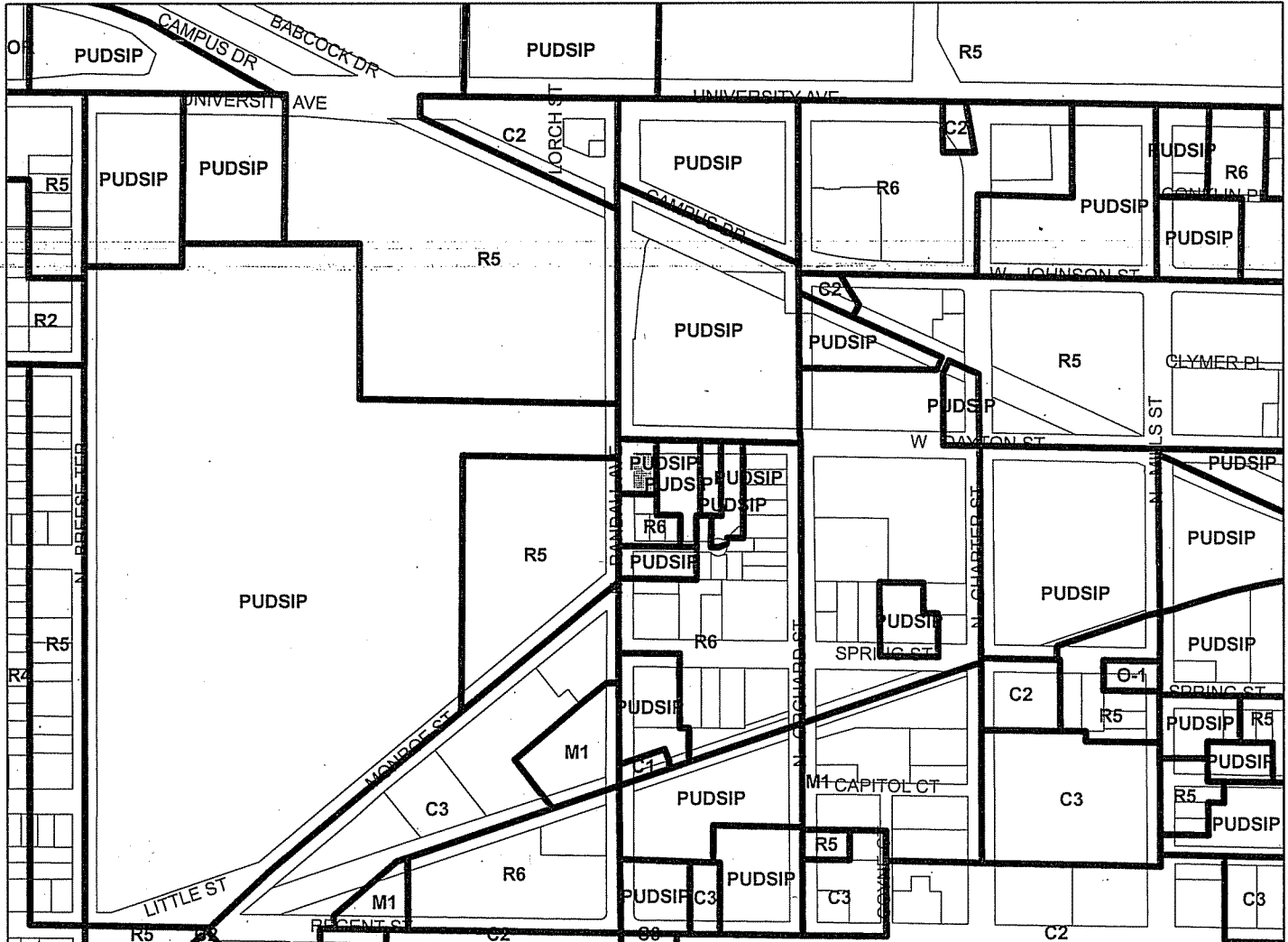
Applicant  
Joseph D. McCormick –  
JC Properties, LLC

Proposed Use  
Amend zoning text to increase  
occupancy of units in existing  
apartment building

Public Hearing Date  
Plan Commission  
17 December 2012



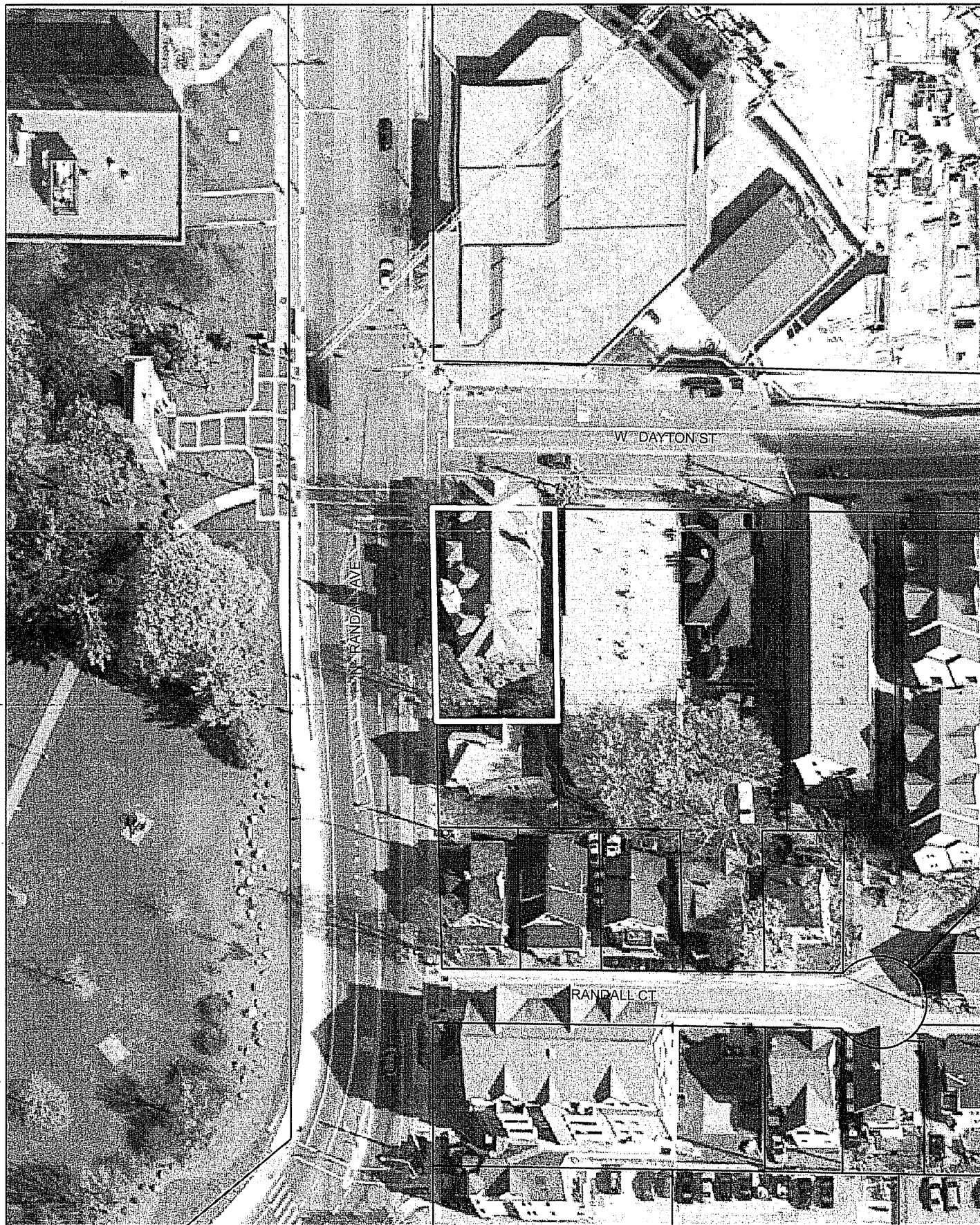
For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 December 2012

6





# 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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 1329 W Dayton St Project Area in Acres: 50004  
 Project Title (if any): Old Fire Station #4

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

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

Applicant's Name: Joe McCormick Company: J D McCormick Co  
 Street Address: 101 N Mills St City/State: Madison Zip: 53715  
 Telephone: (608) 9757551 Fax: (608) 2550807 Email: jmcormisd@adl.com

Project Contact Person: Joe McCormick Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

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: change occupancy from 4705 reasons for a unit, add bike parking & ramps at 195th St

Development Schedule: Commencement ASAP Completion ASAP

**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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).

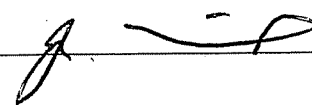
**In Addition, The Following Items May Also Be Required With Your Application:**

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the \_\_\_\_\_ Plan, which recommends \_\_\_\_\_ for this property.
- Pre-application Notification:** Section 28.12 of 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:  
 \_\_\_\_\_  
 → 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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

Name of Applicant \_\_\_\_\_ Relation to Property Owner \_\_\_\_\_  
 Authorizing Signature of Property Owner  Date 10/3/13

Oct 2, 2012

City of Madison  
Dept of Planning  
215 Martin Luther King Blvd  
Madison, WI, 53701

RE; 1329 W Dayton St. minor alteration to SIP of Old Fire Station #4  
Parcel # 070922111053

To Whom It May Concern:

I am requesting a minor alteration to the current zoning text in regards to occupancy. When I purchased this property in 1997 I didn't realize, nor was I informed of the occupancy restrictions, my fault. For the past 15 years it has been leased to groups of 4-6 students with no incidents.

Currently the property is zoned for multifamily occupancy with a maximum of four unrelated occupants per unit. The building consists of six 3-bedroom apartments, a total of 7,554 sqft on a 5,504 sqft lot. I would like to change the occupancy restrictions to allow a total of five unrelated occupants. In this day and age, with the high cost of student housing, this is how most students reduce their monthly living expenses.

This property has many attributes to support this increase other than its less than sordid past.

- 1) All have DIRECT EGRESS to the street.
- 2) HUGE, averaging 1,259 sqft with tall ceilings, (550 sqft for 5 occupants required by fire code, one year tenants had a trampoline in their living room)
- 3) This location, across from Union South and Camp Randall, doesn't require car transportation. Students can easily get around by bus, moped, bike or god forbid, walk.
- 4) There is plenty of bike and moped parking
- 5) In addition to the Shell and Camp Randall park/former prison across the street, there is over 2,100 sq ft of usable open space.
- 6) Compared with the new project being built by my neighbor (65 units/200 bedrooms, in 64,801 sqft,) the "Old Fire House" has;
  - A) 305 sqft of lot area/bedroom VS 79 sqft
  - B) 419 sqft/bedroom/unit (no hallways) VS 324 sqft
  - C) Direct exterior egress VS elevators and hallways
  - D) Floor area ratio of 1.4 VS 4.1
  - E) Ave. unit size of 1,259 sqft (3 br/unit) VS 997 sqft (3.1 br/unit)

I feel these attributes plus added bike stalls and updated trash area make this minor alteration very appropriate. The huge units, generous bike and moped parking, large open spaces and nearby play areas and yes, direct egress from every unit outside, make this request for a minor minor alteration very appropriate.

Thank You,

Joseph D McCormick

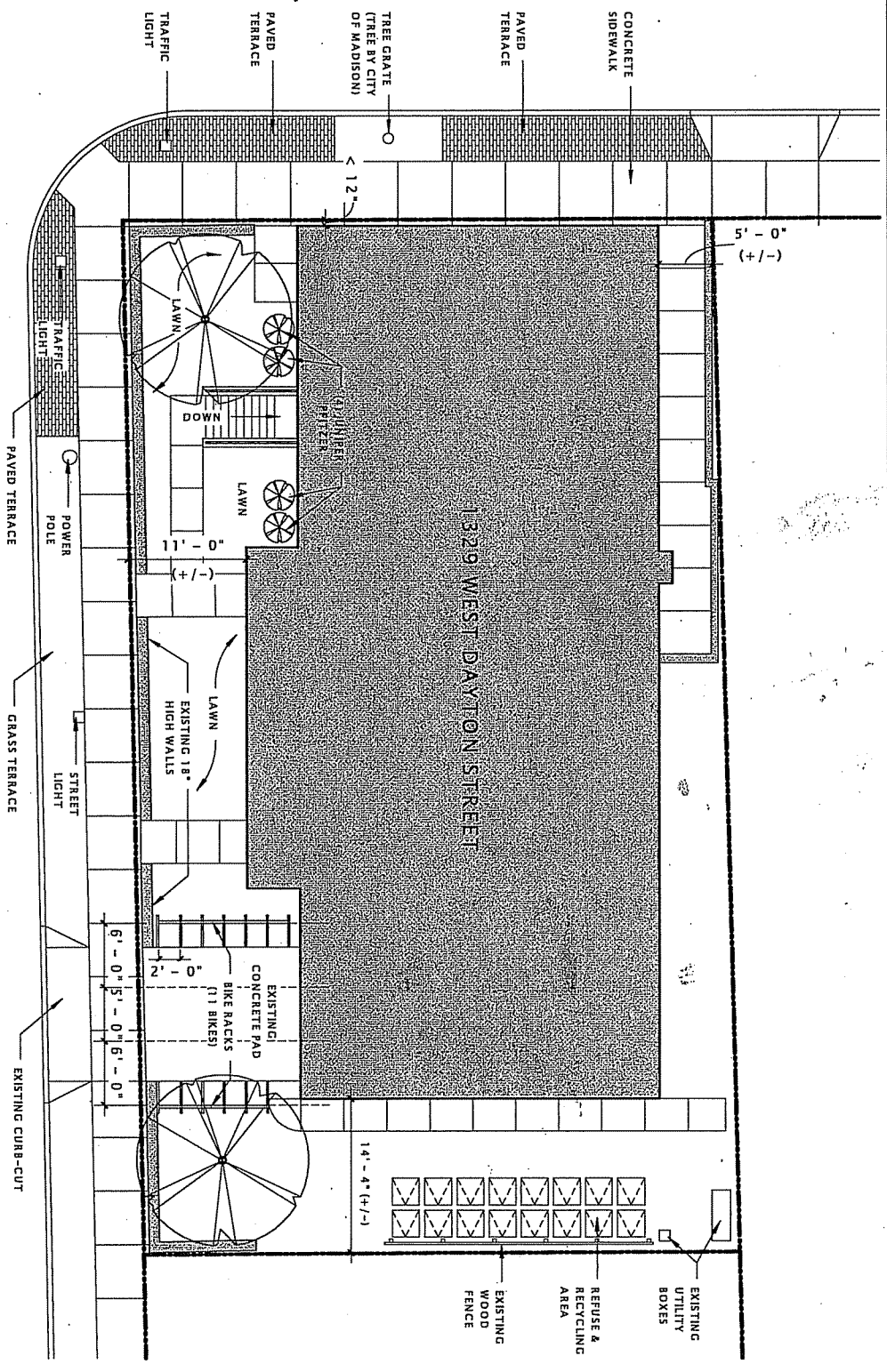


Old Fire Station #4  
 1328 West Dayton Street  
 Madison, Wisconsin 53715

1 ARCHITECTURAL SITE PLAN  
 1/4" = 10'-0"

NORTH RANDALL STREET

WEST DAYTON STREET

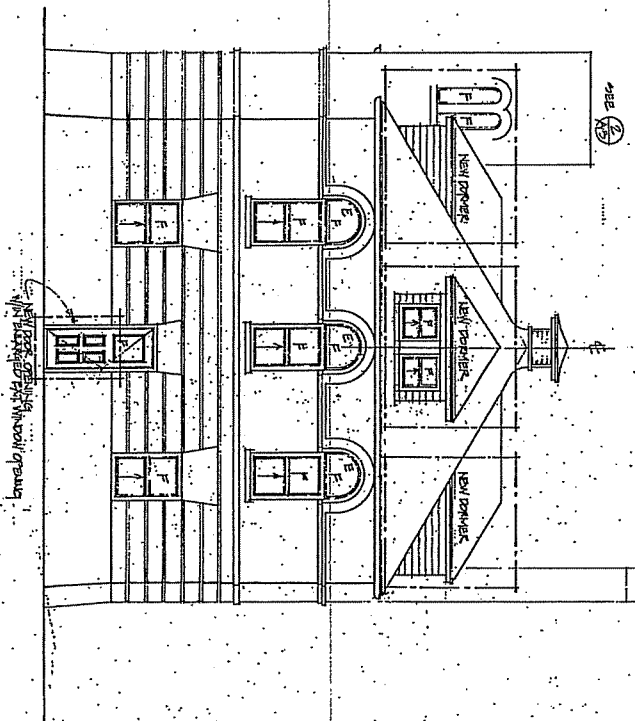


ARCHITECTURAL SITE PLAN

Project number	Project Number	ASP-100
Date	OCTOBER 10, 2012	



1 SOUTH ELEVATION



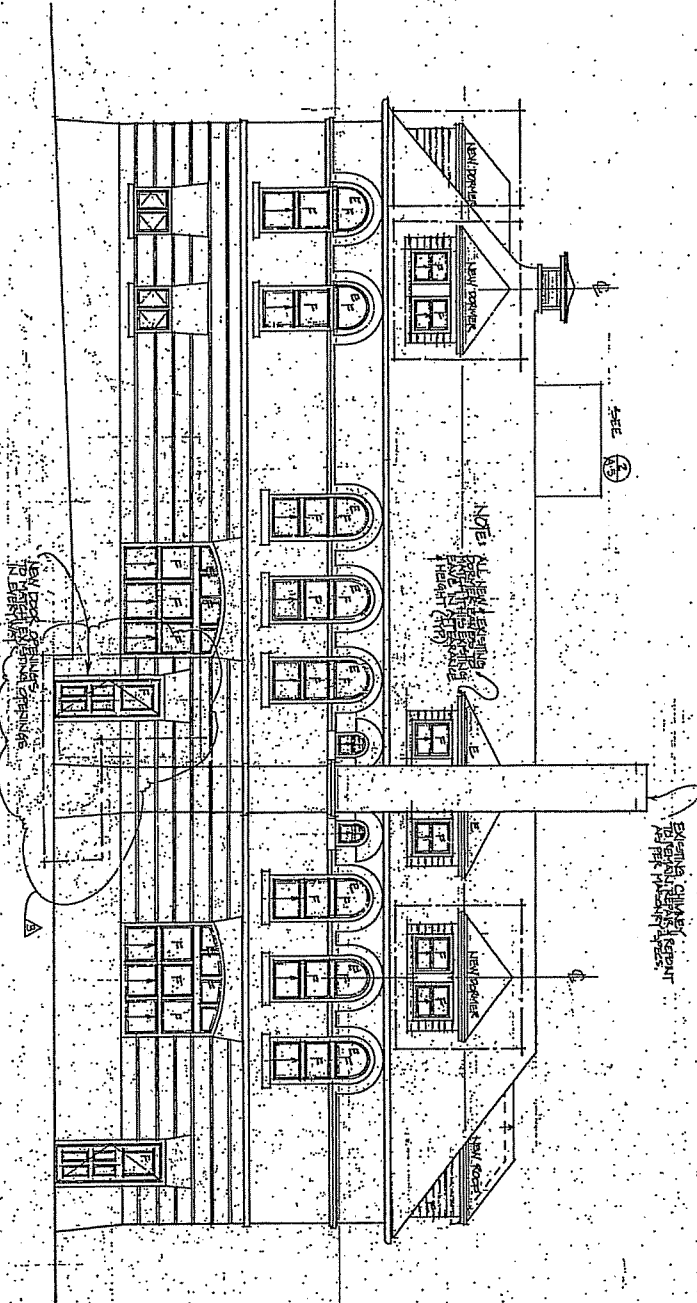
New concrete  
New windows

AREA  
AS

	<b>LANDSMAN/CALDWELL</b> 1429 East Johnson Street Madison, Wisconsin 53709 608-256-6726      1983		<b>OLD FIRE STATION NO. 4</b>	11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
	PROJECT NO. 100-100-100 DATE 1/1/00 DRAWN BY J.C.			



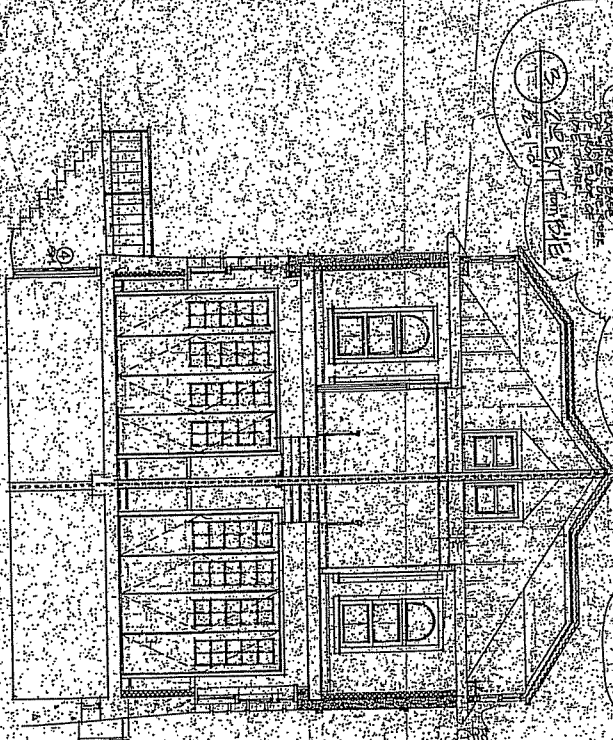
1 EAST ELEVATION



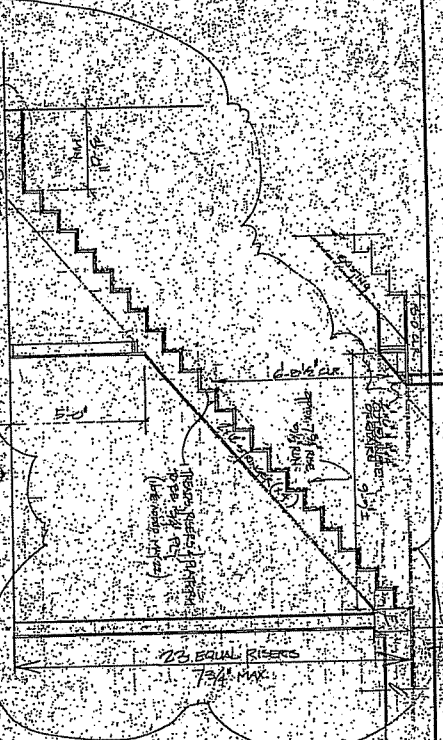
<p>LANDSMAN/CALDWELL          1429 East Johnson Street          Madison, Wisconsin 53703          608-256-6726</p>	<p><b>OLD FIRE STATION NO. 4</b></p>	<table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>CHKD.</td> <td>APP'D.</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>	DATE	BY	CHKD.	APP'D.												
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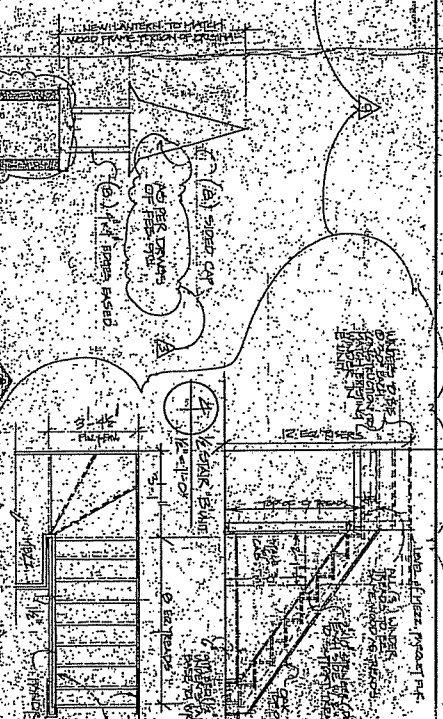
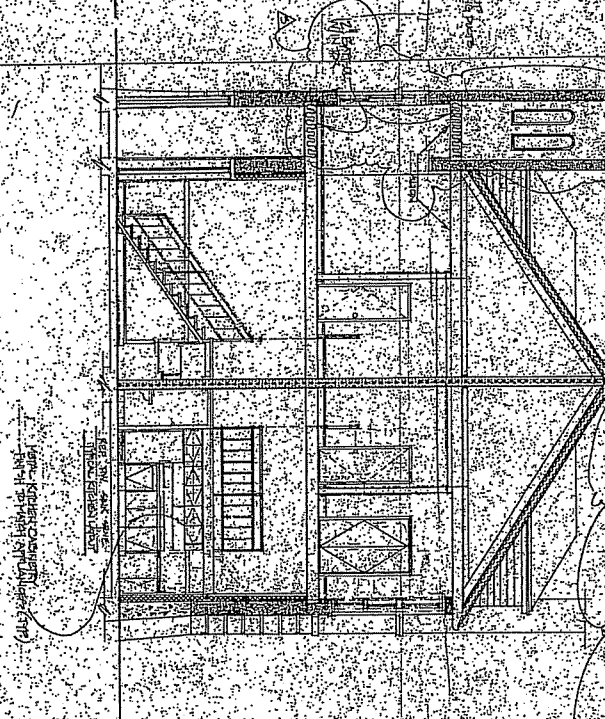
1 EAST/WEST SECTION



2' 0" EXTENSIBLE



2 EAST/WEST SECTION

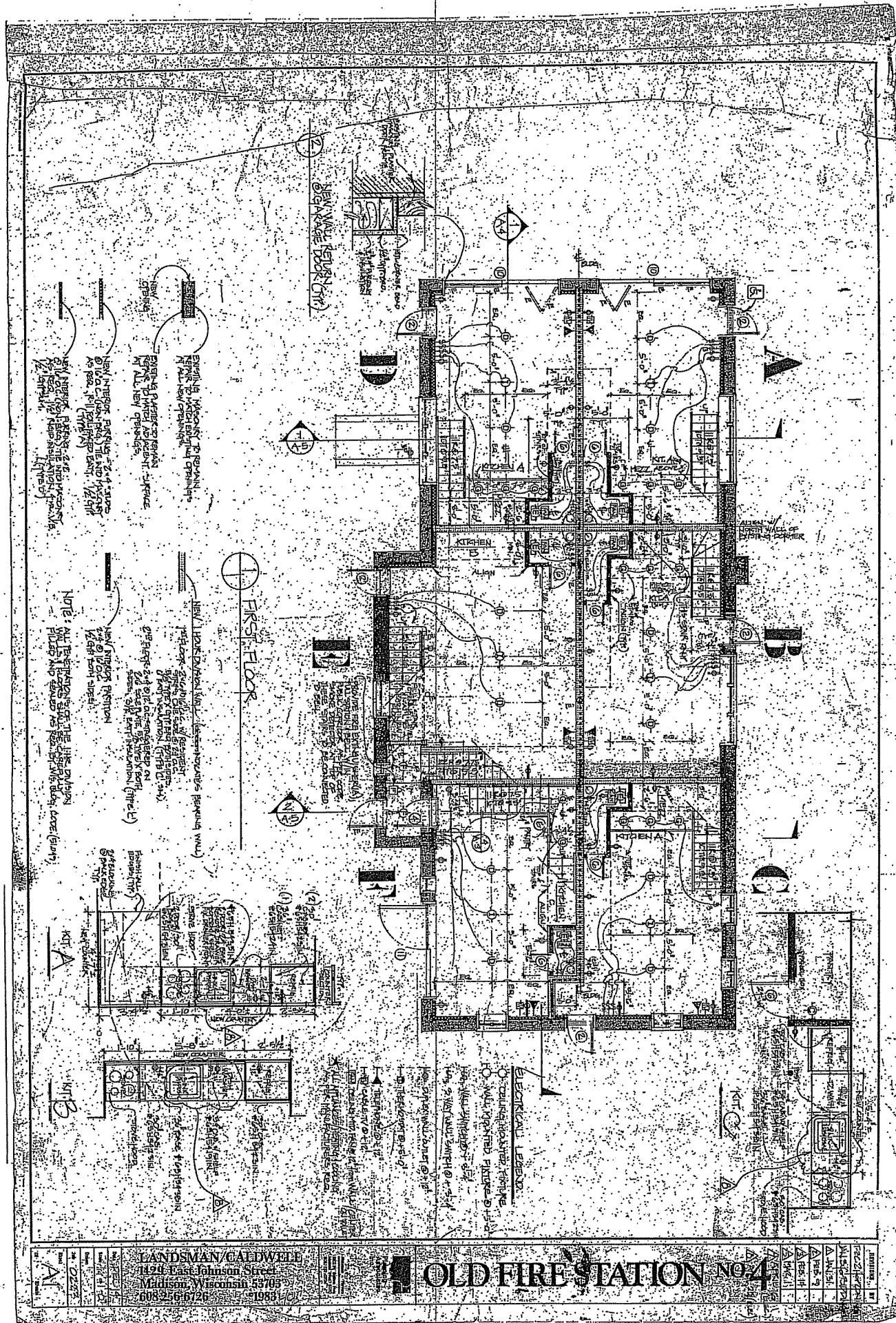


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8	8/1/00	REVISED
9	9/1/00	REVISED
10	10/1/00	REVISED
11	11/1/00	REVISED
12	12/1/00	REVISED

LANDSMAN/CALDWELL  
 1429 East Johnson Street  
 Madison, Wisconsin 53703  
 608.256.6726 • 1983

OLD FIRE STATION NO 4

NO.	DATE	DESCRIPTION
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8	8/1/00	REVISED
9	9/1/00	REVISED
10	10/1/00	REVISED
11	11/1/00	REVISED
12	12/1/00	REVISED



EXISTING MASONRY TO REMAIN  
 REMAIN TO MATCH EXISTING  
 NEW MASONRY TO BE SET  
 IN ALL NEW OPENINGS

NEW INTERIOR PARTITION  
 AS PER ARCHITECT'S SURVEY

NEW INTERIOR PARTITION  
 AS PER ARCHITECT'S SURVEY  
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NEW 1/2" x 4" DIMENSIONAL MASONRY (CONCRETE BLOCK) BEARING WALLS  
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NEW INTERIOR PARTITION  
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NOTE: ALL REVISIONS TO THE LINE DRAWING  
 SHALL BE MADE AS PER ARCHITECT'S SURVEY  
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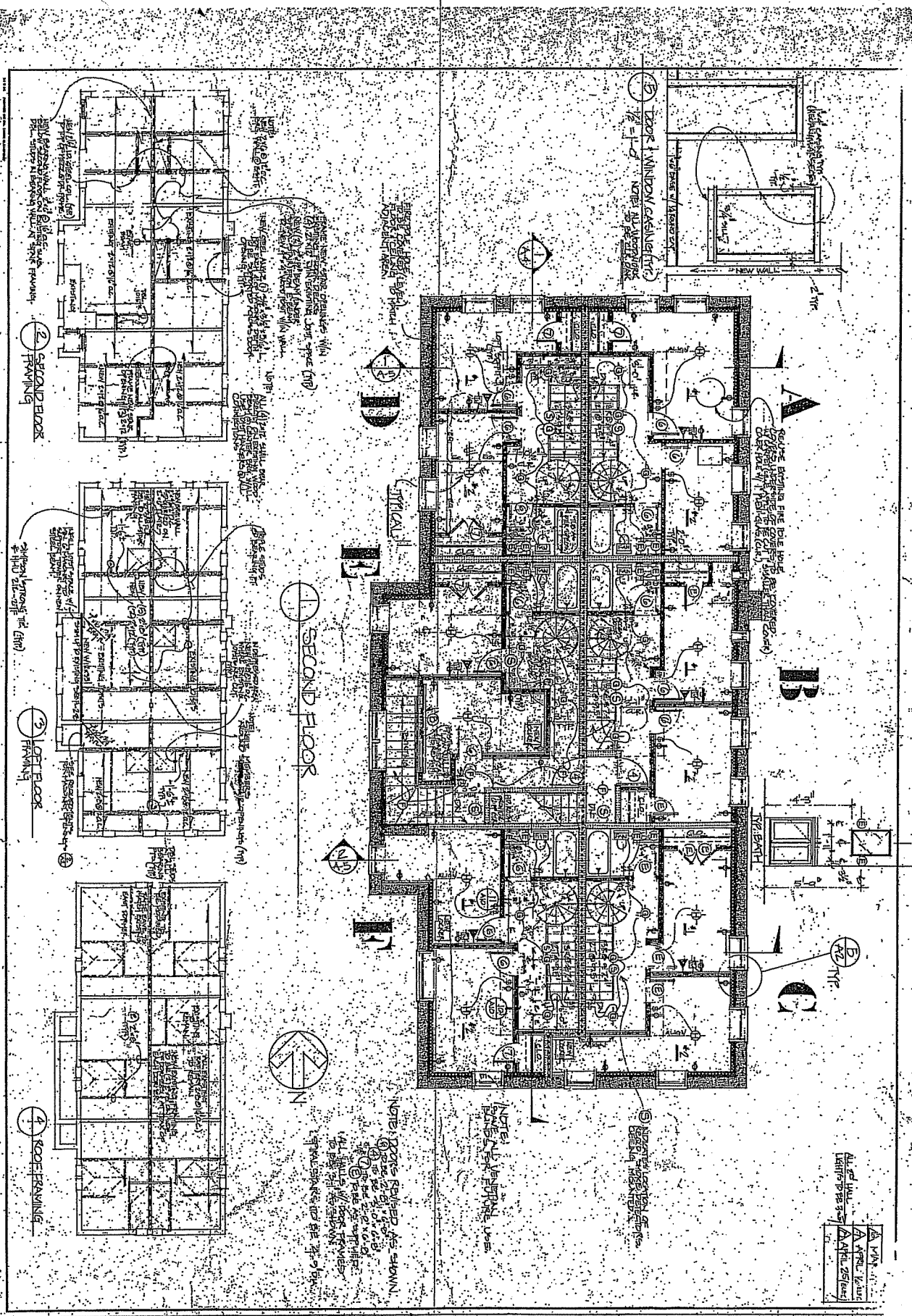
LANDSMAN/CALDWELL  
 1424 East Johnson Street  
 Madison, Wisconsin 53705  
 608-256-7200 FAX 608-256-7201

DATE: 11/11/03  
 DRAWN BY: JAC  
 CHECKED BY: JAC

# OLD FIRE STATION NO. 4

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	11/11/03
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4	ISSUE FOR PERMIT	11/11/03
5	ISSUE FOR PERMIT	11/11/03
6	ISSUE FOR PERMIT	11/11/03
7	ISSUE FOR PERMIT	11/11/03
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9	ISSUE FOR PERMIT	11/11/03
10	ISSUE FOR PERMIT	11/11/03





NOTE: ROOMS REVISED AS SHOWN.  
 (1) ROOM 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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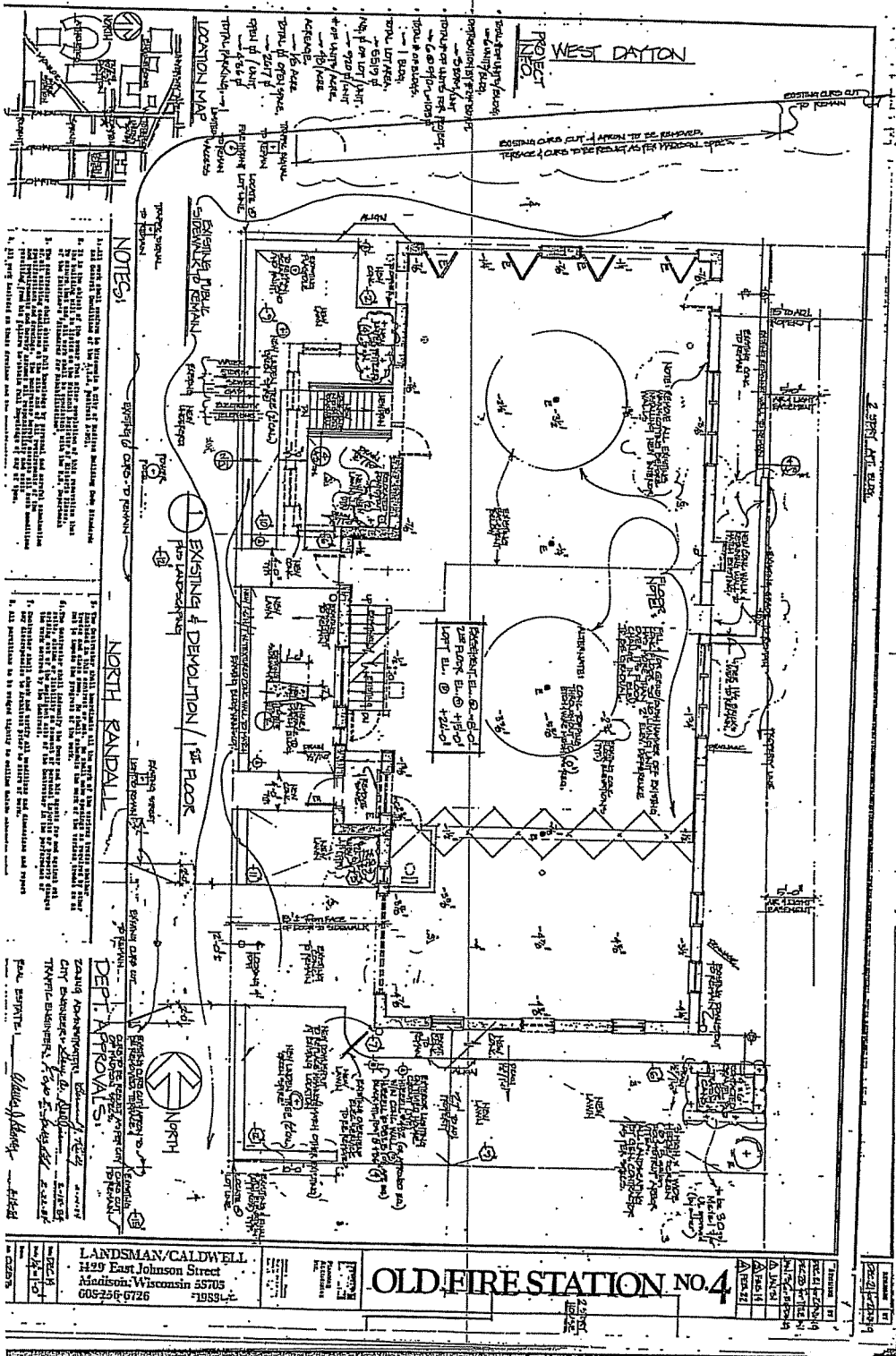
**LANDSMAN/CALDWELL**  
 1129 East Johnson Street  
 Madison, Wisconsin 53708  
 608.256.6726 • 11883

**OLD FIRE STATION NO. 4**

REV	DATE	DESCRIPTION
1	02.25.03	ISSUED FOR PERMITS
2	03.10.03	REVISED PER PERMITS
3	03.10.03	REVISED PER PERMITS
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99	03.10.03	REVISED PER PERMITS
100	03.10.03	REVISED PER PERMITS







**PROJECT INFO**  
**WEST DAYTON**

1. All work shall be in accordance with the City of Dayton Building Code and standards.  
 2. The architect shall be responsible for obtaining all necessary permits and approvals from the City of Dayton.  
 3. The architect shall be responsible for coordinating with the City of Dayton and other agencies to ensure compliance with all applicable codes and regulations.  
 4. The architect shall be responsible for providing all necessary information and documentation to the City of Dayton and other agencies.  
 5. The architect shall be responsible for ensuring that all work is completed in a timely and efficient manner.

**NOTES**

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**EXISTING & DEMOLITION / 1st FLOOR**

**NORTH RANDALL**

**DEPT. APPROVALS:**

City of Dayton  
 Building Department  
 Planning Department  
 Public Works Department

**LANDSMAN/CALDWELL**  
 1429 East Johnson Street  
 Madison, Wisconsin 53705  
 608-258-6726

**OLD FIRE STATION NO. 4**

DATE	REVISION
11/11/11	1.00
11/11/11	1.01
11/11/11	1.02
11/11/11	1.03
11/11/11	1.04
11/11/11	1.05
11/11/11	1.06
11/11/11	1.07
11/11/11	1.08
11/11/11	1.09
11/11/11	1.10