



Location
4429 Milwaukee Street

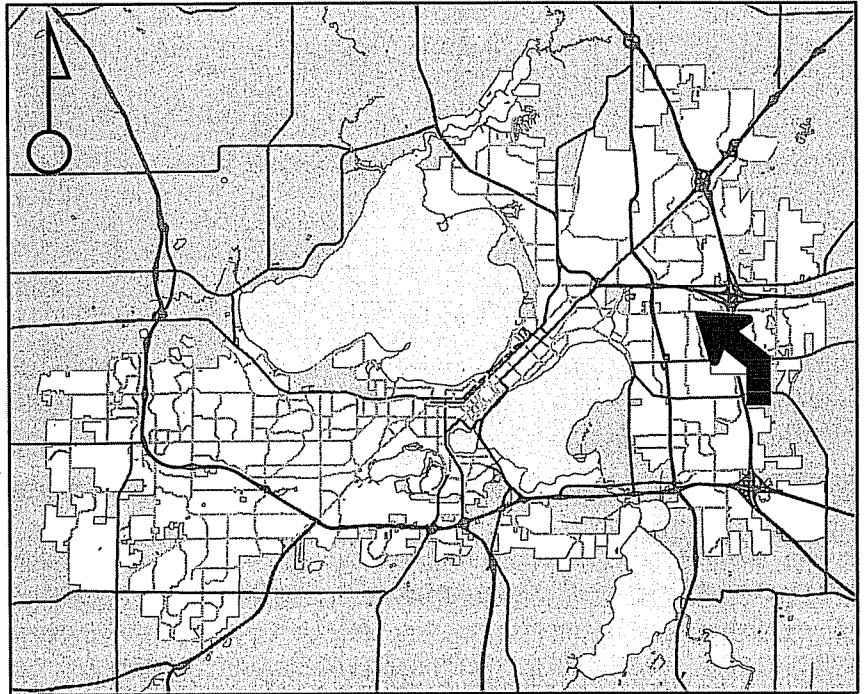
Project Name
Milwaukee St. Inv.

Applicant
Bill O'Connell/
Brian Kelka - Quest Builders

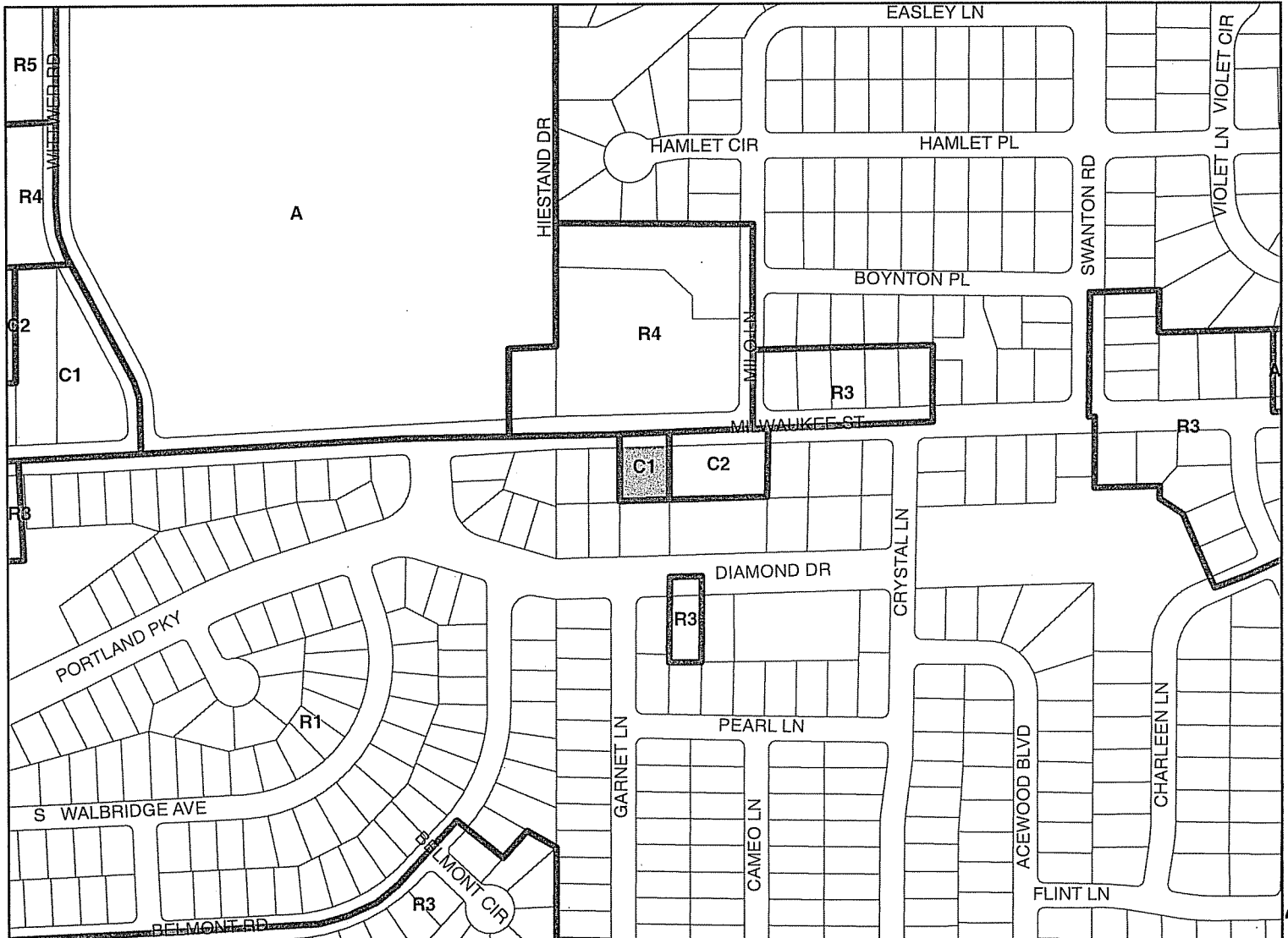
Existing Use
Vacant Commercial Space

Proposed Use
Allow for Residential Use
on 1st Floor in C1 Zoning

Public Hearing Date
Plan Commission
17 September 2007



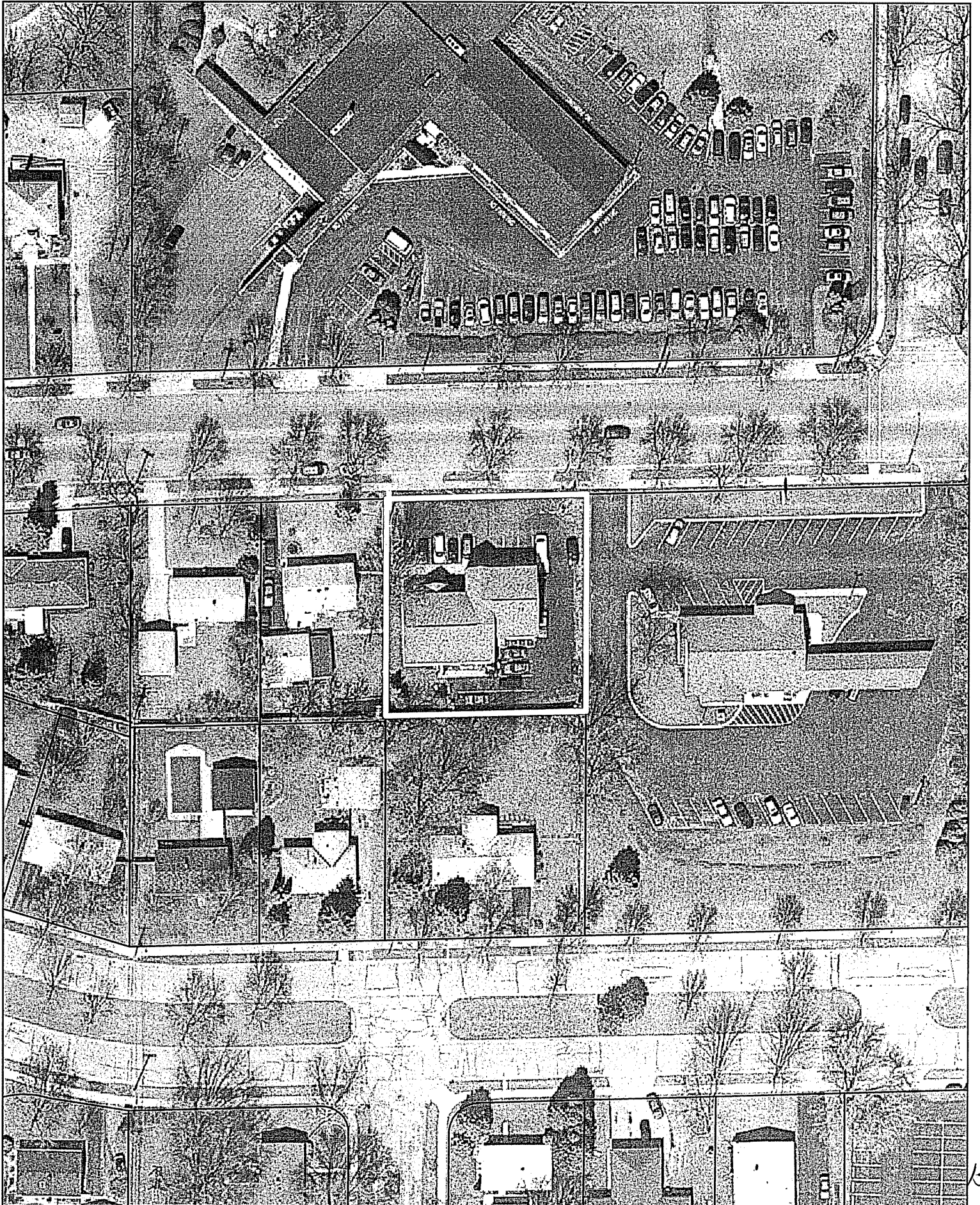
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 August 2007

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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>550⁰⁰</u> Receipt No. <u>84031</u>
Date Received	<u>8-1-07</u>
Received By	<u>RT</u>
Parcel No.	<u>0710-033-0412-9</u>
Aldermanic District	<u>3, Lauren C. Nave</u>
GQ	<u>ALC, Exist. Cond. Use</u>
Zoning District	<u>C1</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"/>
Ngrbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>8-1-07</u>

1. Project Address: 4429 Milwaukee St, MADISON 53714 Project Area in Acres: _____

Project Title (if any): MILWAUKEE ST TOWN

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: Bill O'Connell Company: MILWAUKEE ST TOWN

Street Address: 704 Baymead Rd City/State: MILWAUKEE, WIS Zip: 53597

Telephone: (608) 849-8227 Fax: (608) 849-8227 Email: bill.oconnell@tds.net

Project Contact Person: Brian Keika Company: QUEST BUILDERS

Street Address: 1032 Quinn Dr City/State: MILWAUKEE Zip: 53597

Telephone: (608) 266-6454 Fax: (608) 849-9597 Email: QUESTBUILD@CHARTERINTERNET.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: CHANGE unit "3" on 1st floor to (2) 1-bedroom units, build out no demolition

Development Schedule: Commencement AS SOON AS POSSIBLE Completion October

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:** \$ 500.00 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 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: _____ 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:

June 4, 07 Laurey Chave

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 _____ Date _____ | Zoning Staff Kathy Joeck Date _____

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

Printed Name Gene W. O'Connell Date _____

Signature Gene W. O'Connell Relation to Property Owner _____

Authorizing Signature of Property Owner Gene W. O'Connell Date 8-1-07 *b*

Pickers
C.V.

QUEST
General Contracting, LLC

1032 Quinn Drive
Waunakee, WI 53597
Phone 608-438-5654
Fax: 608-849-9587

We, at Quest General Contracting LLC, in cooperation with Milwaukee Street Investments and Bill O'Connell would like to present the following plans for the proposed Remodel project to be located at 4429 Milwaukee Street, Madison WI.

The building is owned by Milwaukee Street Investments, Bill O'Connell.

*Address:
704 Raymond Rd.
Waunakee, WI 53597*

The architect for this project is, Quest General Contracting LLC. Brian Keller

*Address:
1032 Quinn Drive
Waunakee, WI 53597*

The current building area to be remodeled is set up for a commercial tenant and also has four apartment s on the second floor, two One Bedroom apartments, and two Two Bedroom Apartments.

We are proposing to change one of the first floor retail tenant areas into two One bedroom Apartments.

Each apartment will have a main entrance from the exterior part of the building along with a secondary exit into the common hallway of the retail area.

We are proposing to remove one of the existing common area bathrooms, leaving one bathroom to service the retail units. We are also requesting to remove the mechanical room that serves the tenant space that is to be remodeled.

Accompanying this letter are plans that show the existing retail area to be remodeled and the proposed plan for the new One Bedroom Apartments.

The new construction will adhere to the current local building codes and restrictions.

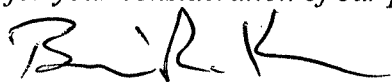
There will be separation walls where need to separate the two apartments and to separate the one apartment with the retail office that will remain unchanged.

We are proposing to add six feet to the front of the current tenant space which will bring it out to the front of the sidewalk that is covered by a canopy.

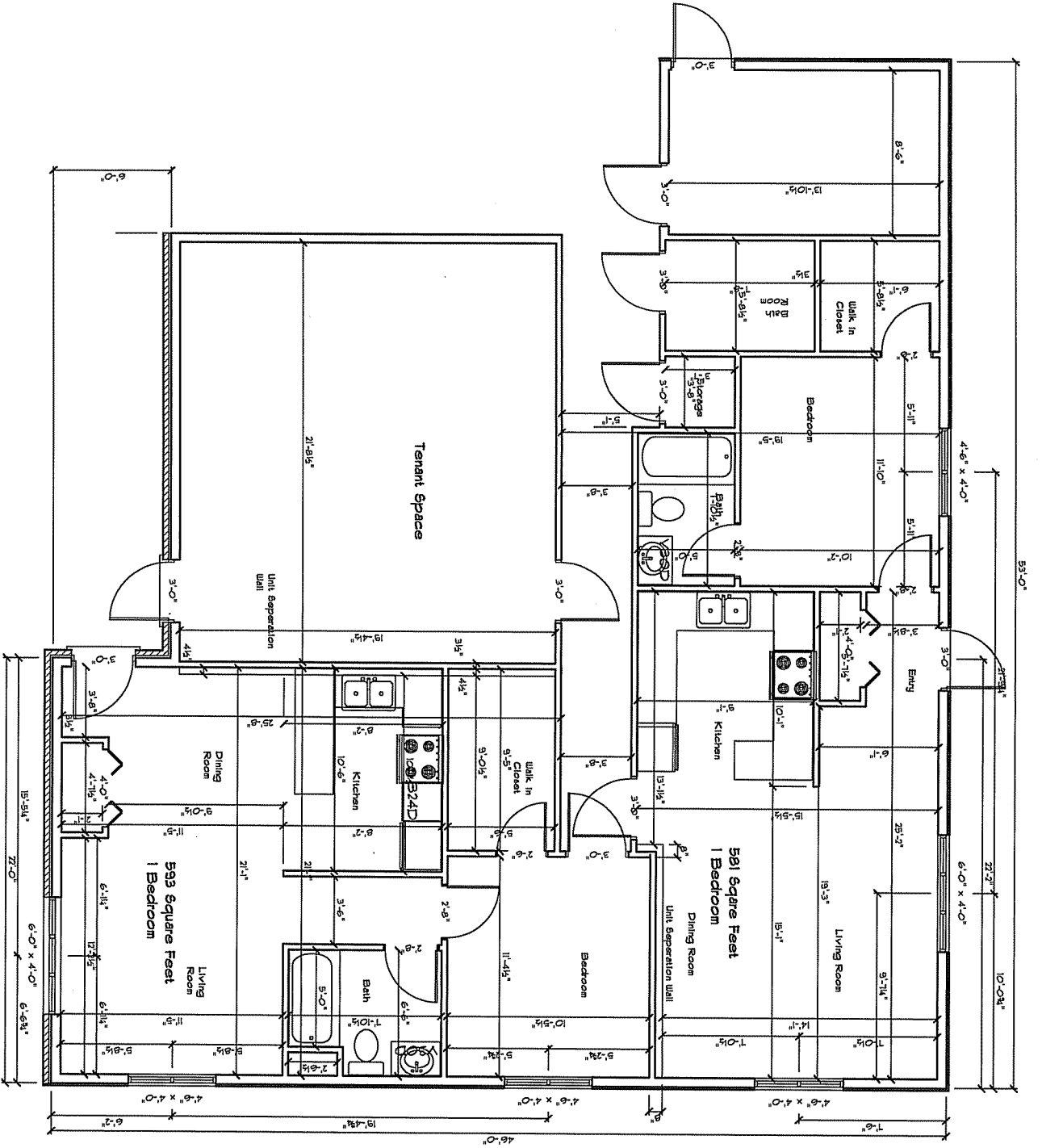
No structural alterations plan to be made to the current building. The bulk of the work will be with altering the interior of the current space, except for the addition of the windows and the door.

Thank you for your consideration of our proposed project.

Sincerely

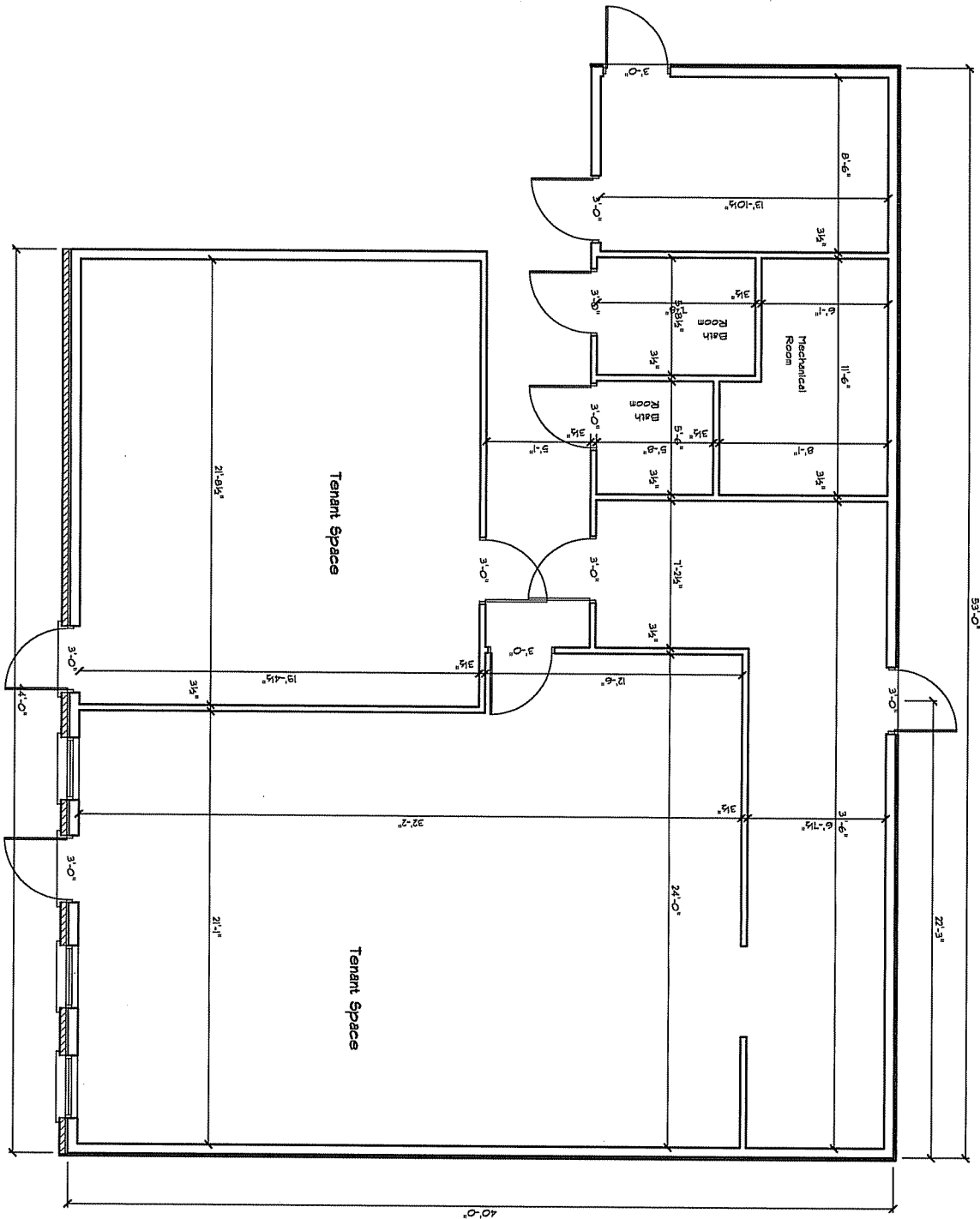


Brian Keller Managing Member Quest General Contracting LLC



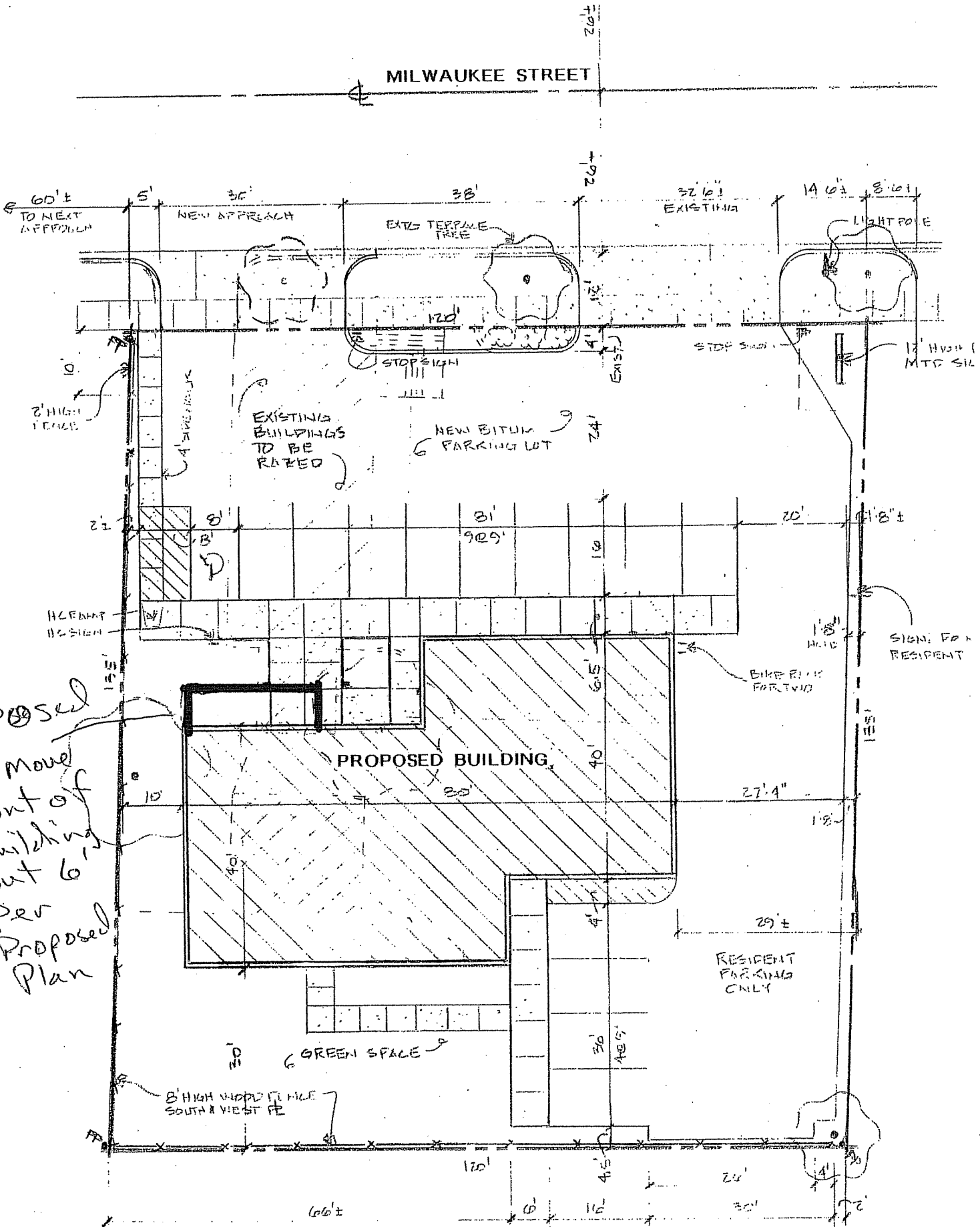
Proposed Remodel
 of 4429 Milwaukee Street
 Madison, WI

Scale: 1/8" = 1'



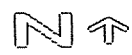
Existing Part of Current
Building to be Remodeled

MILWAUKEE STREET



*Proposed
To move
Front of
Building
out 6'
Per
Proposed
Plan*

SITE PLAN



1"=20'

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