



# City of Madison

# Proposed Rezoning

Location  
501 Welch Avenue

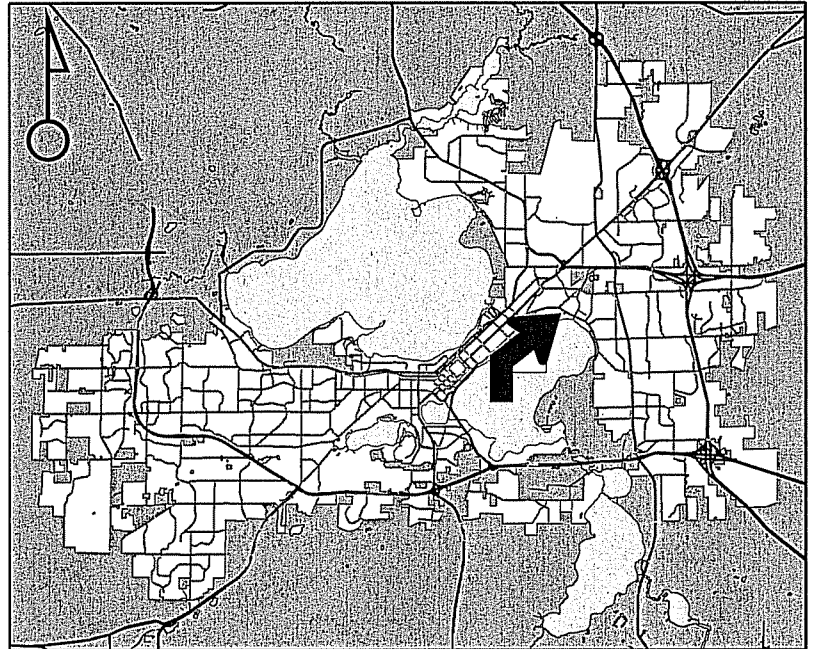
Applicant  
A. Berenyi, K. Cahir and M. Young/  
Miche Llanas

From: TR-C2                      To: TR-C3

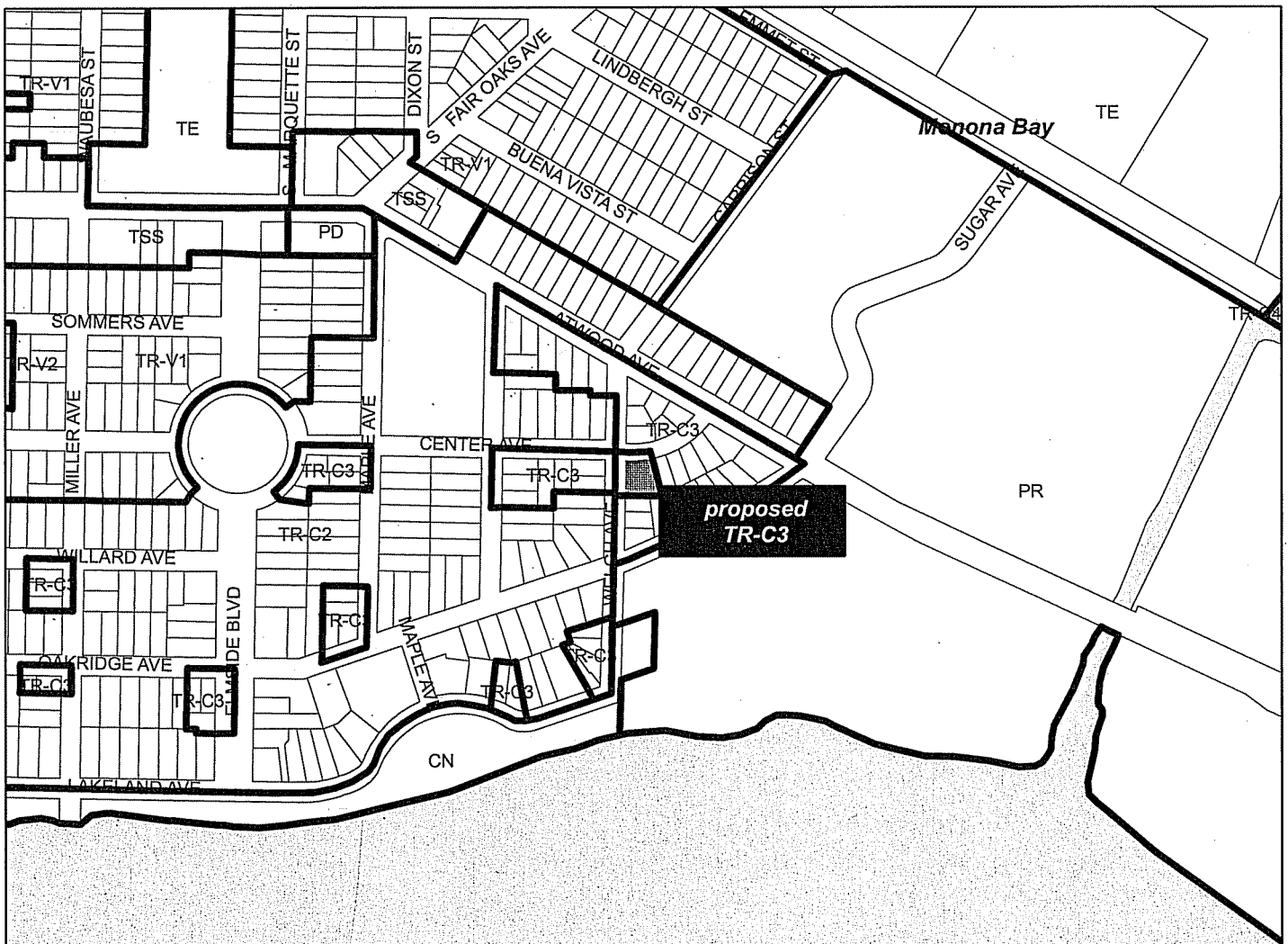
Existing Use  
Single-family residence

Proposed Use  
Rezone 2 platted lots developed with  
a single-family residence to allow lots  
to be sold separately

Public Hearing Date  
Plan Commission  
13 July 2015  
Common Council  
21 July 2015

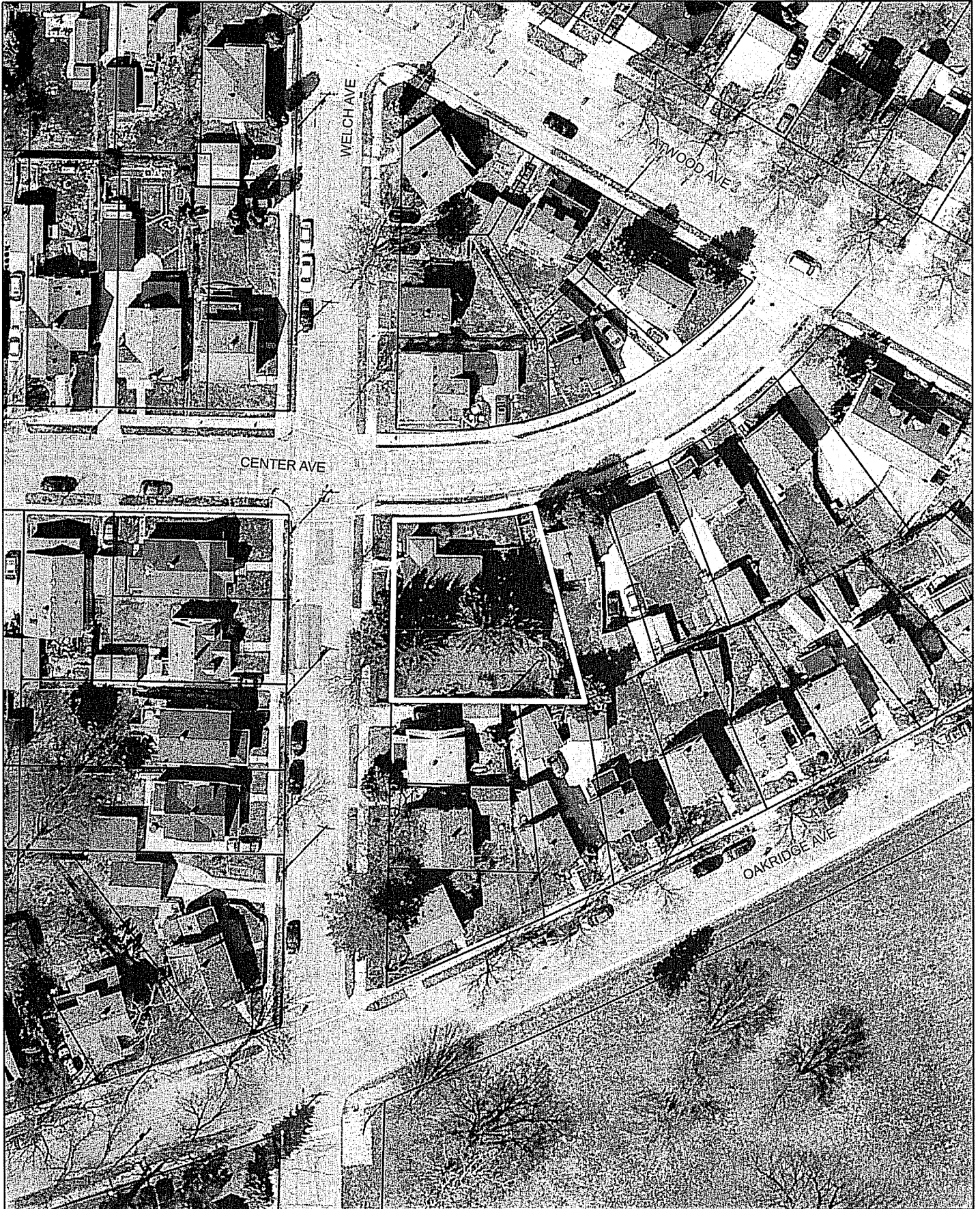


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 July 2015





# 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	\$ 950 Receipt No. 3906-
Date Received	5/13/15 0005
Received By	JY
Parcel No.	0710-053-1804-5
Aldermanic District	6 Margiea Runnel
Zoning District	TR-C2
Special Requirements	WP-08
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 501 Welch Avenue, Madison, WI 53704  
**Project Title (if any):** \_\_\_\_\_

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from** TR-C2 **to** TR-C3
- 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:** proposed code compliant curb cut on Center Street

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

**Applicant Name:** Allie Berenyi      **Company:** \_\_\_\_\_  
**Street Address:** 501 Welch Ave      **City/State:** Madison      **Zip:** 53704  
**Telephone:** (608) 444-0594      **Fax:** ( )      **Email:** allie@thewidercircle.org

**Project Contact Person:** Miche Llanas      **Company:** \_\_\_\_\_  
**Street Address:** 136 Ohio Ave      **City/State:** Madison      **Zip:** 53704  
**Telephone:** (608) 577-4396      **Fax:** ( )      **Email:** miche@thewidercircle.org

**Property Owner (if not applicant):** A. Berenyi, K. Cahir, and M. Young  
**Street Address:** 501 Welch Ave.      **City/State:** Madison      **Zip:** 53704

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Rezone a TR-C2 parcel to TR-C3, restoring the two originally platted lots. Preserve an existing single-family dwelling on one of the lots and separate the second lot.

**Development Schedule:** Commencement 13 May, 2015      Completion 15 Aug, 2015

## 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:

District 6 Alder Marsha Rummel and Brad Hinkfuss SASYNA were sent a notice of intent to apply on 17 April, 2015. A waiver was granted, see attached Addendum 2 and 3.

→ 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: K. Firchow notified by email Date: 17 Apr 2015 Zoning Staff: Matt Tucker Date: 16 Apr 2015

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

Name of Applicant Agnes Berenyi Relationship to Property: owner

Authorizing Signature of Property Owner  Date 12 April, 2015



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CITY OF MADISON

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FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

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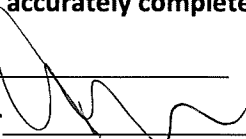
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The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Agnes Berenyi Relationship to Property: owner

Authorizing Signature of Property Owner  Date 12 April, 2015

## LAND USE APPLICATION – ADDENDUM 1

### Letter of Intent

We seek a Zoning Map Amendment from TR-C2 to TR-C3 for Lot One (1) and Twenty (20), Block 2, plat of Garden Ridge, Section 5, T7N, R10E located at 501 Welch Avenue, Madison, WI. Re-zoning will divide the parcel into two originally platted lots. The existing single-family dwelling would be preserved on Lot One (1), and Lot Twenty (20) separated as a stand alone lot. Our intent is to sell the existing home to an owner occupant and explore options for the vacant lot, including future design and build of an energy and space efficient dwelling in keeping with the spirit and values of the neighborhood.

501 Welch is currently a 904 sq ft, 2 bedroom bungalow on a 6,825 sq ft double lot. We seek to separate the lots by a Zoning Map Amendment, restoring the two underlying, originally platted lots. Lot One (1) preserves the existing 1919 bungalow and adds a proposed curb cut, driveway, and parking stall to the back of the property, accessible from Center Avenue. Lot Twenty would be rezoned for future infill with a code-compliant, single-family dwelling.

Property calculations for the proposed re-zoned lots are as follows:

	Lot size	Dwelling	Lot coverage (sq ft)	Lot Coverage (%)	Usable Open Space
Lot 1	3,450 sq ft	904 sq ft	1317 total sq ft (55sq ft stoop, 358 sq ft driveway)	38.00%	535 sq ft
Lot 20	3,330 sq ft	n/a	n/a	n/a	n/a

This request is a zoning map amendment and requires minimal construction, primarily one curb cut. The property line between the two lots runs down the center of the existing Welch Ave. driveway. The proposal is to add a curb cut at Center Ave. for Lot 1. Driveway parking is proposed for Lot 1, and no parking is proposed for Lot 20 at this time. An existing shed and driveway are scheduled for demolition by the owners independent of the re-zoning decision. These demo projects are also referenced in the re-zoning proposal and will be undertaken prior to the Common Council decision.

Estimated project costs are under \$5000. The proposed projects will be completed by licensed contractors upon approval of this application at the scheduled July 21<sup>st</sup> Common Council meeting.

May – 5/13/15 Re-Zoning Application Submission

June – demo shed and existing driveway on Welch

July – 7/21/15 Common Council re-zoning decision  
construct Center Ave. curb cut, driveway, and parking for Lot 1

Aug – all construction completed by 8/15/15



view from Welch Avenue



view from Center Avenue





widercircle

Miche Llanas <miche@thewidercircle.org>

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## Notice of Intent to Apply for Re-Zoning

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Rummel, Marsha <district6@cityofmadison.com>

Fri, May 8, 2015 at 11:39 AM

To: Miche Llanas <miche@thewidercircle.org>

Cc: "bradhinkfuss@gmail.com" <bradhinkfuss@gmail.com>, "Tucker, Matthew" <MTucker@cityofmadison.com>, "Firchow, Kevin" <KFirchow@cityofmadison.com>, "Fields, Debbie" <DFields@cityofmadison.com>

Sorry, I was out of town last weekend and missed this email. I wanted to know that you talked to your neighbors. Thanks for the update about your conversations with them. I am happy to give a 30 day waiver

Sent from my iPhone

[Quoted text hidden]



Miche Llanas <miche@thewidercircle.org>

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## Notice of Intent to Apply for Re-Zoning

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Miche Llanas <miche@thewidercircle.org>

Fri, Apr 17, 2015 at 12:05 PM

To: bradhinkfuss@gmail.com, iambrad@charter.net, district6@cityofmadison.com

Cc: "Tucker, Matthew" <mtucker@cityofmadison.com>, kfirchow@cityofmadison.com, communications@sasyna.org

I am writing to notify you of intent to apply for a Zoning Map Amendment. Zoning Code requires that the district alder and neighborhood association be notified of our intent. The proposed project is for 501 Welch Avenue, Madison, WI 53704

My name is Miche Llanas and I have been living in the SASY neighborhood for nearly twenty years. Along with four other women, also with long standing ties to the neighborhood, we are purchasing the Welch property. Our closing date is April 30, 2015. My partners are: Allie Berenyi, Kathryn Cahir, Martha Nodarse, and Mary Young.

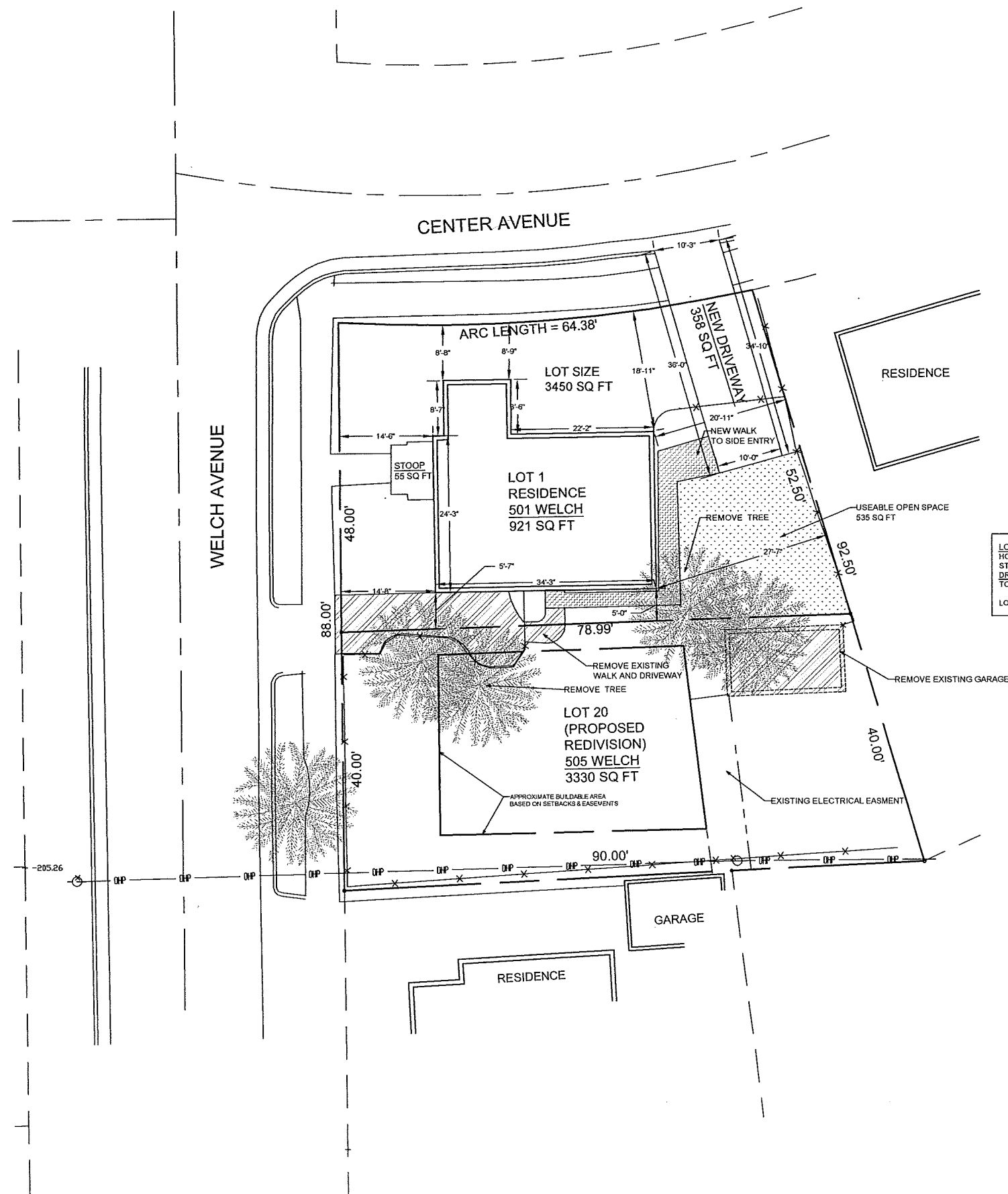
We will be applying for a Zoning Map Amendment from a TR-C2 to TR-C3 for Lot One (1) and Twenty (20), Block 2, plat of Garden Ridge. Re-zoning would preserve an existing single-family dwelling on one of the original platted lots and allow for future development of a code compliant, single-family dwelling on the second platted lot. Our intent is to sell the existing home to an owner occupant and explore options for the vacant lot, including design and build of an energy and space efficient dwelling in keeping with the spirit and values of the neighborhood.

Zoning Code requires that 30 days notice be given prior to filing the Land Use Application. At this time I am requesting a waiver of that requirement which would allow us to submit the application process as early as April 22, 2015. We seek this waiver to move the formal process forward. I have already met with Matt Tucker at Zoning and have had a couple of informal discussions with immediate neighbors. We have scheduled a get-together with residents of the 500 block of Welch Avenue for Sunday, April 19 to get their feedback on our plans.

I look forward to working with you both on this process. If you have any questions, please contact me.

--  
Miche Llanas

136 Ohio Avenue, Madison, WI, 53704  
miche@thewidercircle.org  
608.577.4396



LOT COVERAGE OF 501 WELCH AVENUE	
HOUSE	921 SQ FT
STOOP	55 SQ FT
DRIVEWAY	358 SQ FT
<b>TOTAL LOT COVERAGE</b>	<b>1334 SQ FT</b>

LOT COVERAGE AS PERCENTAGE OF TOTAL LOT SIZE: 39%

PROPOSED RE-DIVISION OF  
 LOT 1 AND 20, BLOCK 2, GARDEN RIDGE  
 SECTION 5, T7N, R10E  
 MADISON, DANE COUNTY, WISCONSIN

No.	Revision/Issue	Date

Firm Name and Address  
 Plans drawn by :  
 Allie Berenyi  
 136 Ohio Ave.  
 Madison, WI

Project Name and Address  
 Cahir, Berenyi, Young  
 501 Welch Ave  
 Madison, WI 53704

Project	Sheet
Date 5/12/15	
Scale 1 IN = 20 FT	