



Location  
 1045-1047 East Wilson Street

Applicant  
 Paul Jasenski - Common Wealth  
 Development/Jim Glueck - Glueck  
 Architects

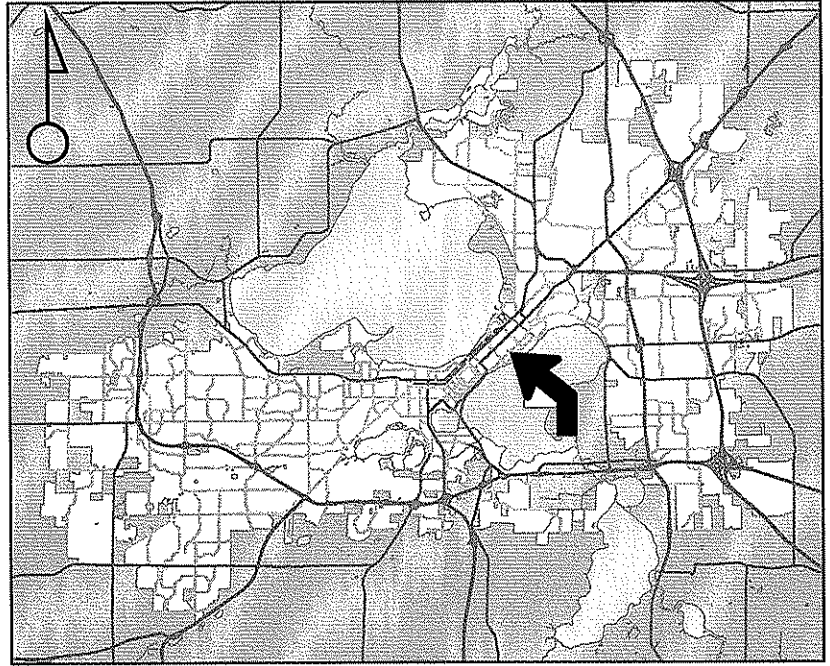
From: M1                      To: PUD(GDP-SIP)

Existing Use  
 Two Residential Buildings

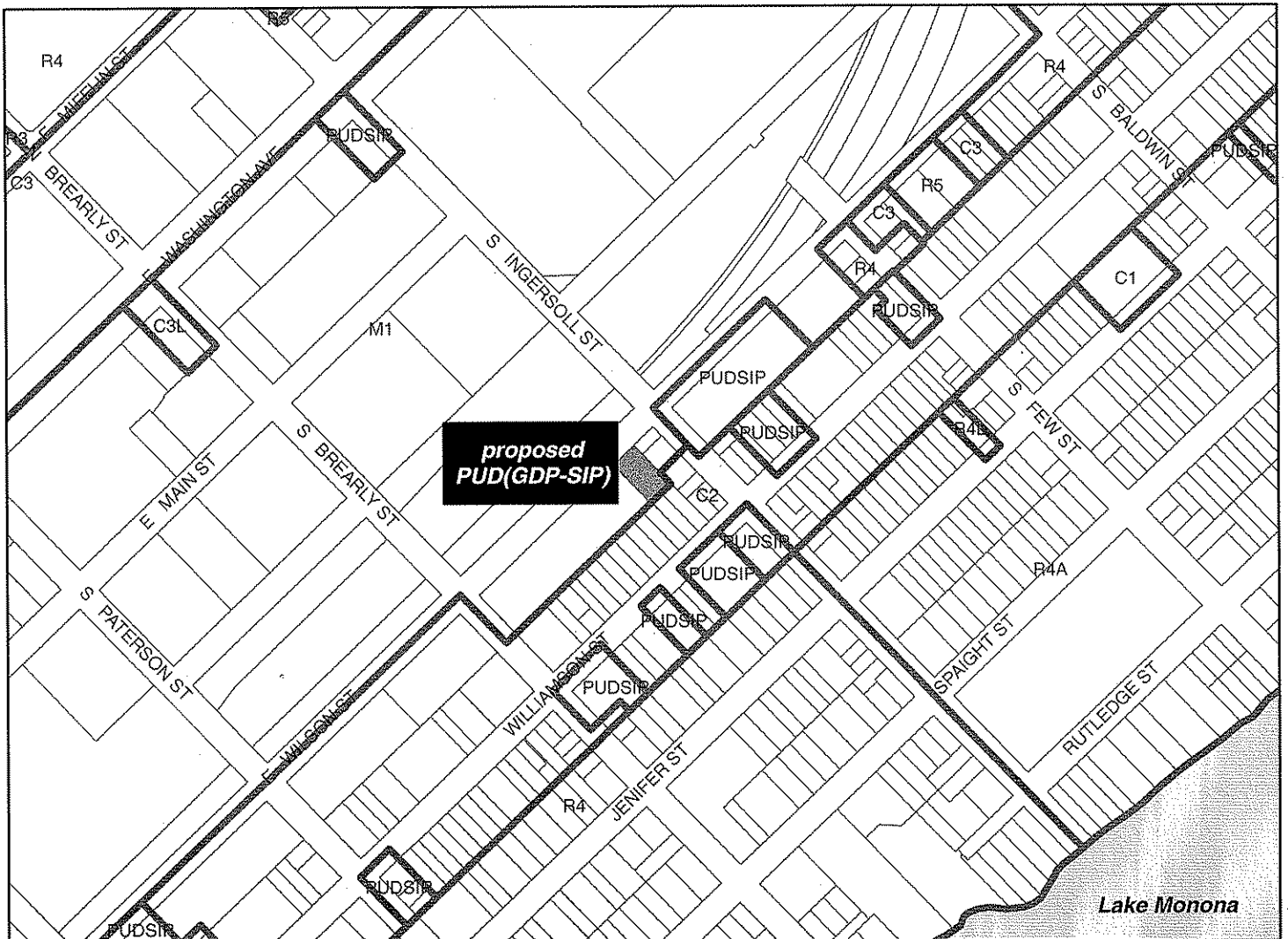
Proposed Use  
 Rezone Property to Allow Creation of  
 Two Parcels for Two Existing Residences

Public Hearing Date  
 Plan Commission  
 23 February 2009

Common Council  
 03 March 2009



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'





# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>11250</u> Receipt No. <u>96992</u>
Date Received	<u>12/17/08</u>
Received By	<u>PDA</u>
Parcel No.	<u>0709-134-0101-7</u>
Aldermanic District	<u>6 MARSAA RUMMEL</u>
GQ	<u>REAL ESTATE HOLD</u>
Zoning District	<u>M-1</u>
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	

1. **Project Address:** 1045-1047 EAST WILSON STREET **Project Area in Acres:** 0.2

**Project Title (if any):** N/A

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>M-1</u> 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 type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

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

Applicant's Name: PAUL JASENSKI Company: COMMON WEALTH DEVELOPMENT  
 Street Address: 1501 WILLIAMSON STREET City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 256-3527 <sup>#14</sup> Fax: (608) 256-4499 Email: paul@cwd.org  
 Project Contact Person: JIM GUECK Company: GUECK ARCHITECTS  
 Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 251-2551 Fax: ( ) 251-2550 Email: glueckarch@sbcglobal.net  
 Property Owner (if not applicant): N/A  
 Street Address: N/A City/State: N/A Zip: N/A

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: PUD WILL ALLOW A DIVISION OF THIS PROPERTY INTO TWO PARCELS, WHICH WILL ALLOW SALE OF EACH EXISTING RESIDENTIAL BUILDING (TWO TOTAL). NO CONSTRUCTION OF NEW BUILDINGS IS PROPOSED AT THIS TIME.  
 Development Schedule: Commencement N/A Completion N/A

CONTINUE →

**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:** \$ 1250 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: EAST RAIL CORRIDOR/MARQUETTE NEIGH plan, which recommends: RESIDENTIAL USE 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: ALD MARSHA RUMMEL, NOV 14, 2008 ; MARQUETTE NEIGHBORHOOD ASSOCIATION, NOV 14, 2008
  - 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 TIM PARKS Date 9/1/08 | Zoning Staff MATT TUCKER Date 12/11/08  
PAT ANDERSON

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

Printed Name PAUL JASENSKI Date 12/17/08  
 Signature Paul J. Relation to Property Owner PROJECT MANAGER

Authorizing Signature of Property Owner Paul Jasenski By COMMON WEALTH Date 12/17/08  
DEVELOPMENT, INC



Wednesday, December 17, 2008

**Matt Tucker  
City of Madison Zoning Administrator  
Madison Municipal Building Suite LL-100  
215 Martin Luther King Jr. Blvd.  
P.O Box 2985  
Madison, Wisconsin 53701-2985**

Dear Matt:

Please find included with this Letter of Intent our complete Planned Unit Development application package for the City of Madison Plan Commission's approval. This application is for the property located at 1045 and 1047 East Wilson Street, Madison, Wisconsin 53703. The property is located in the Marquette Neighborhood, which is within Madison Common Council District 6.

There are two houses on this property. This site is currently zoned M-1, which does not permit residential use. The reason for this Planned Unit Development is to allow the lot to be split, allowing individual sale of the two dwellings, and to bring this property into conformance with the zoning.

This property is in the East Wilson/ Schley Pass/Dewey Court Conservation District as outlined in the East Rail Corridor Plan. This plan indicates housing for this site.

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Marsha Rummel, who has expressed her support. We have also presented to the neighborhood association, and they are sending a letter of support, which we will forward to you.

There is no construction planned at this time.

The buildings will be offered for sale in early 2009. Our intent is to provide these dwellings for affordable home ownership. This is being done through a program that Common Wealth Development has operated for more than 15 years.

The site for this development is 0.2 acres.

We will use city services for trash and recycling removal.

The primary contact persons for zoning issues for this project are:

Paul Jasenski  
Common Wealth Development  
1501 Williamson Street  
Madison, WI 53703  
(608) 256-3527  
email address     paul@cwd.org

Jim Glueck  
Glueck Architects  
116 North Few Street  
Madison 53703  
(608) 251-2551  
email address     [glueckarch@sbcglobal.net](mailto:glueckarch@sbcglobal.net).

If there are any questions or concerns or any additional information required please do not hesitate to call Jim Glueck or me.

Sincerely,



Paul Jasenski  
Common Wealth Development

Attachments

**PUD-GDP-SIP Zoning Text  
1045 AND 1047 EAST WILSON STREET  
MADISON, WISCONSIN**

**December 17, 2008**

**Statement of purpose:** The Planned Unit Development District is established to provide a framework for a residential development consistent with its current use. The district is intended to promote a suitable environment for two existing residential buildings. The lands contained within this PUD will be split into two parcels, each containing one of the residential buildings.

**Permitted Uses:** The following uses are permitted within the PUD District.

- 1. Single-family and two-family residential buildings as shown on the approved plans. Note: The existing two-family residence on the property may be converted into a single-family residence following the establishment of the PUD District.**
- 2. Accessory buildings and exterior site improvements.**
- 3. Parking areas for residents and guests, including covered parking.**
- 4. Deck, up to 200 square feet, on the rear of each building**

**Lot Area:** There shall be provided a lot area of not less than 2,900 sq. ft. per dwelling unit.

**Family Definition:** The definition of "Family" for this PUD(SIP) shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R1 zoning district.

**Height Regulations:** No building shall exceed two stories or 40' in height as measured from the lowest required exit grade to the roof peak.

**Yard Requirements:** Yards shall be provided as shown on the approved plans. No building addition shall be constructed that results in a front or side yard less than the minimum front or side yard in existence at the time this PUD District was established. In no case shall a new building be constructed that is closer than 3 feet to a side property line, except that a minimum of 10 feet shall be provided between the existing buildings within this PUD to allow for compliance with the Building Code and a shared driveway between the buildings. A 10-foot wide shared driveway easement is to be dedicated by the CSM and no buildings shall be constructed within that space. Any new buildings constructed on this lot shall provide a minimum front yard of 25 feet. Permitted obstructions in the setbacks shall be as set forth in 28.04(6)(e) except that no obstructions may extend into the 10-foot wide space between buildings.

**Usable Open Space Requirements:** Usable open space of not less than 500 sq. ft. per unit shall be provided.

**Accessory Buildings:** The combined gross square-footage of accessory buildings on a lot located within this PUD shall be no larger and 10% of the area of the lot. No accessory building shall be located closer than 3 feet to a rear or side lot line. Accessory buildings may not be built anywhere on the zoning lot except within the rear 40 feet of the lot. No accessory building shall be taller than 15 feet in height.

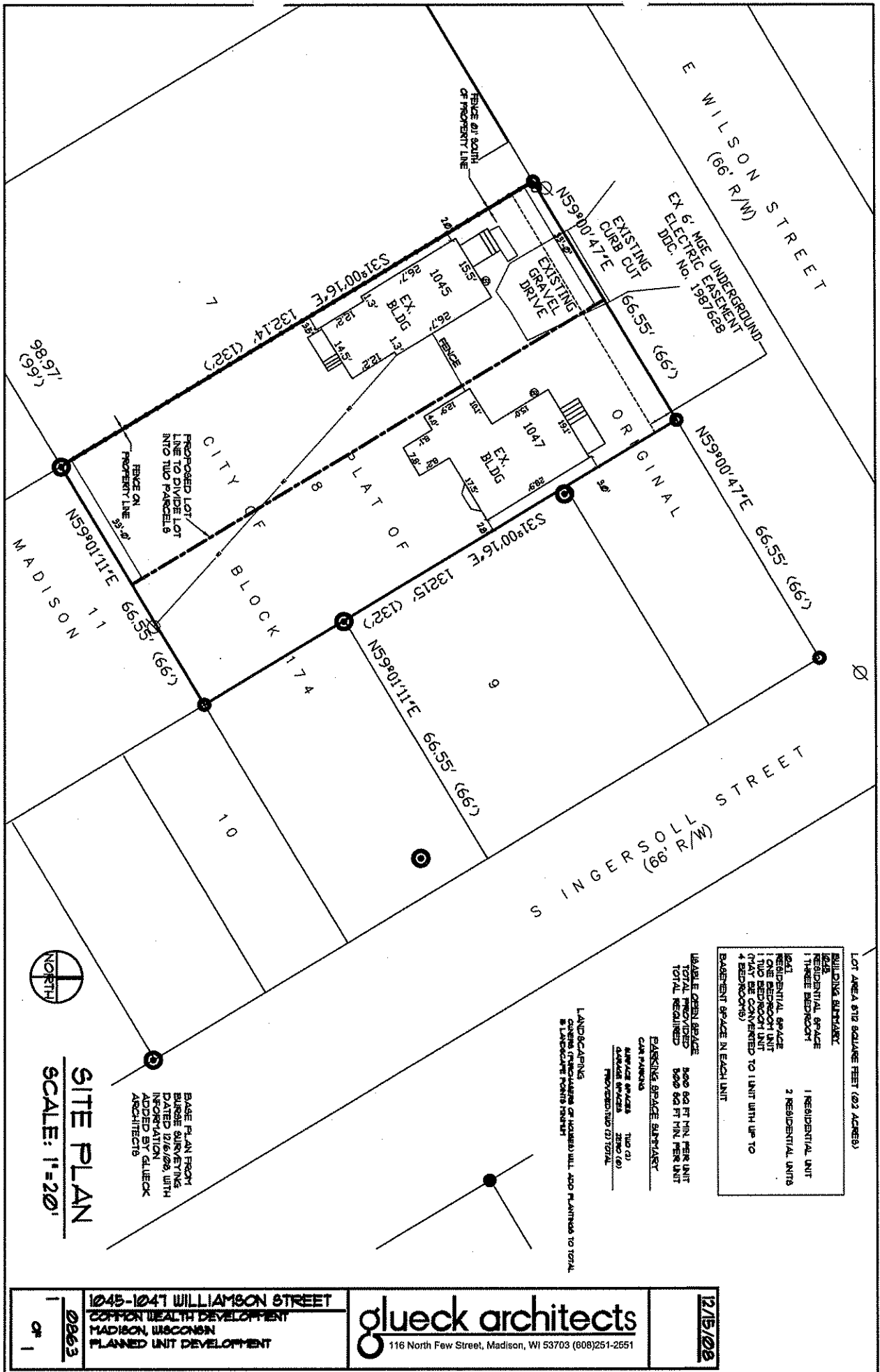
**Off-street Parking:** Off-street vehicle parking shall be provided at a rate of not less than 1.0 space per building. Off-street parking shall be allowed in any of the required yards, including, but not limited to the front yards. Tandem parking will be allowed to accommodate the required parking spaces.

**Identification Signs:** Signage shall be limited to the maximum permitted in the R4 district as approved by the Urban Design Commission and Zoning Administrator.

**Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission. However, the Zoning Administrator may issue permits for minor alterations or additions, which are approved by the Director of Planning and Community and Economic Development and the district Alderperson and are compatible with the concept stated in the approved General Development Plan.

**Legal Description:** Lot 8, Block 174, Original Plat of Madison, AKA Farwell's Replat, City of Madison, located in the SE and NE quarters of Section 13, T07E, R09E, Dane County, Wisconsin





**SITE PLAN**  
SCALE: 1"=20'

BASE PLAN FROM  
BURSE SURVEYING  
DATED 12/6/06, WITH  
INFORMATION  
ADDED BY GLEUCK  
ARCHITECTS

LANDSCAPING  
OWNER'S PRECISEMENTS OF PLANTED WILL ADD PLANTINGS TO TOTAL  
LANDSCAPE POINTS PROVIDED

LANDSCAPING  
CANTONMENTS  
SERVICE SPACES 2500 (2)  
LANDSCAPE SPACES 2500 (2)  
PROVIDED TO TOTAL

AVAILABLE GREEN SPACE 8000 SQ FT PER UNIT  
TOTAL PROVIDED 8000 SQ FT PER UNIT  
TOTAL REQUIRED 8000 SQ FT PER UNIT

LOT AREA 878 SQUARE FEET (22 ACRES)	
BUILDING SUPPLEMENT	
RESIDENTIAL SPACE	1 RESIDENTIAL UNIT
THREE BEDROOM	2 RESIDENTIAL UNITS
RESIDENTIAL SPACE	
ONE BEDROOM UNIT	
TWO BEDROOM UNIT	
(MAY BE CONVERTED TO 1 UNIT WITH UP TO 4 BEDROOMS)	
BASINENT SPACE IN EACH UNIT	

1045-1047 WILLIAMSON STREET  
COMMON WEALTH DEVELOPMENT  
MADISON, WISCONSIN  
PLANNED UNIT DEVELOPMENT  
0863  
OF 1

**glueck architects**  
116 North Few Street, Madison, WI 53703 (608)251-2551

12/15/08

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

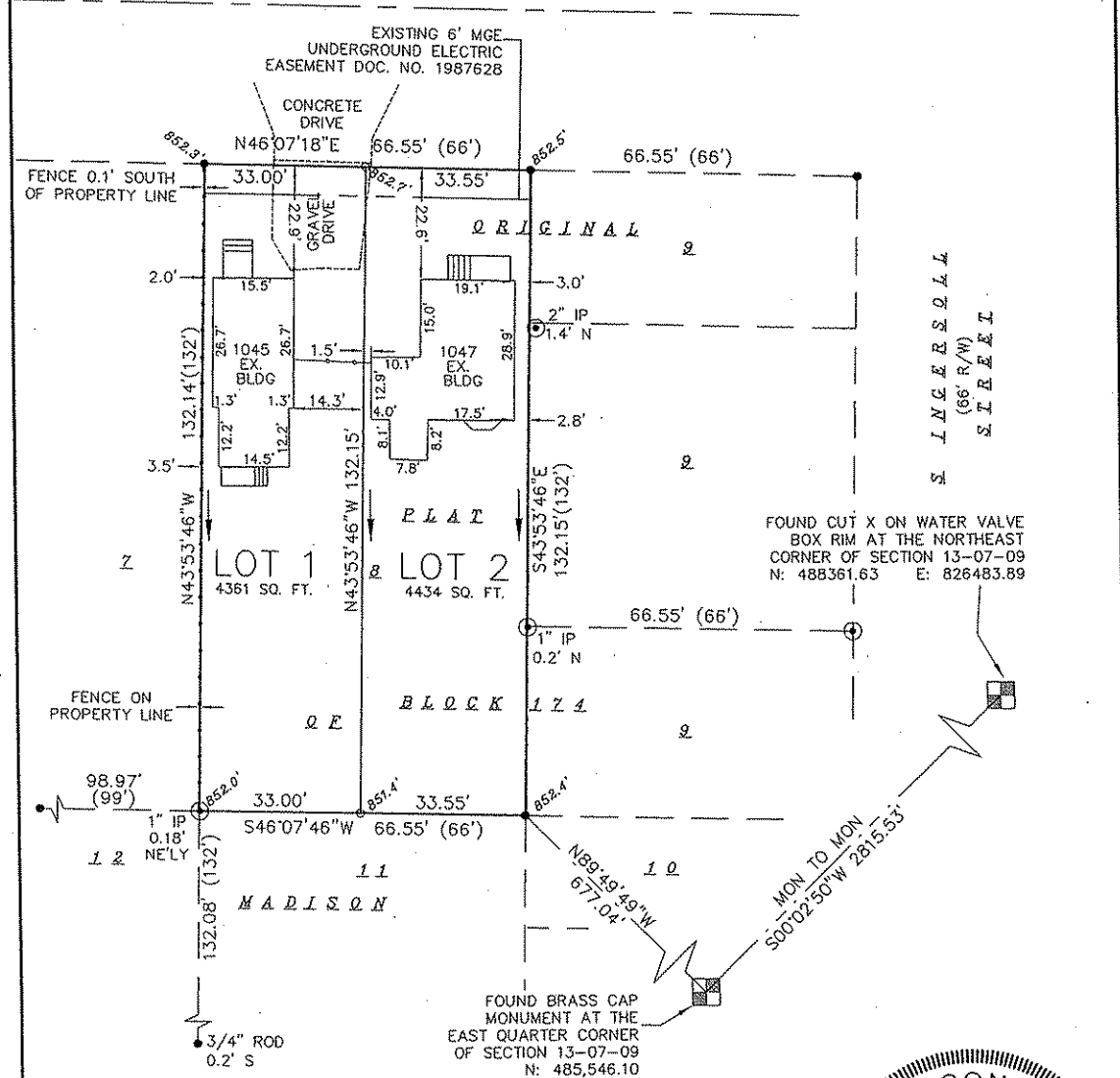
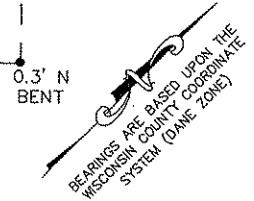
ALL OF LOT 8, BLOCK 174, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 605063, DANE COUNTY REGISTRY, AKA FARWELLS REPLAT, LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

ORIGINAL PLAT OF MADISON  
BLOCK 173



SCALE: ONE INCH = THIRTY FEET

E WILSON STREET  
(66' R/W)



SURVEYED BY:

**Burse**

surveying & engineering

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263

Fax: 608.250.9266

email: burse@chorus.net

www.bursesurveyengr.com

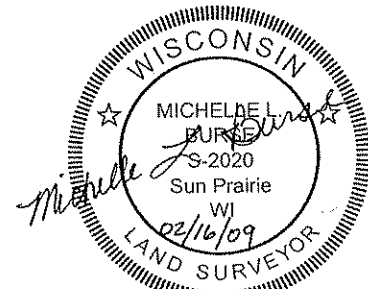
Date: February 16, 2009

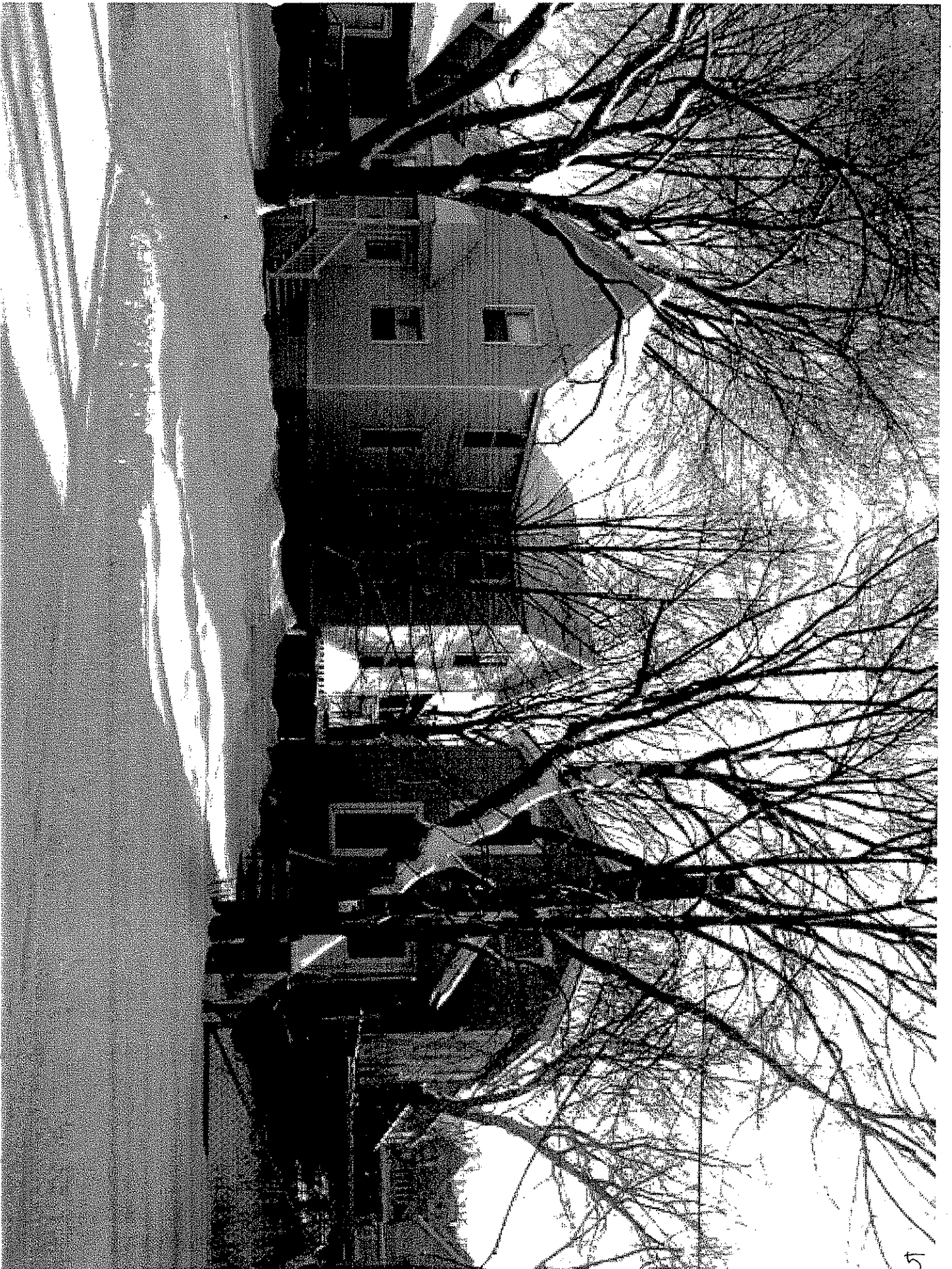
Plot View: BSE1256 sht1

\\BSE1256\CSM\CSBSE1256.DWG

SURVEYED FOR :

COMMON WEALTH DEVELOPMENT  
1501 WILLIAMSON STREET  
MADISON, WI 53703



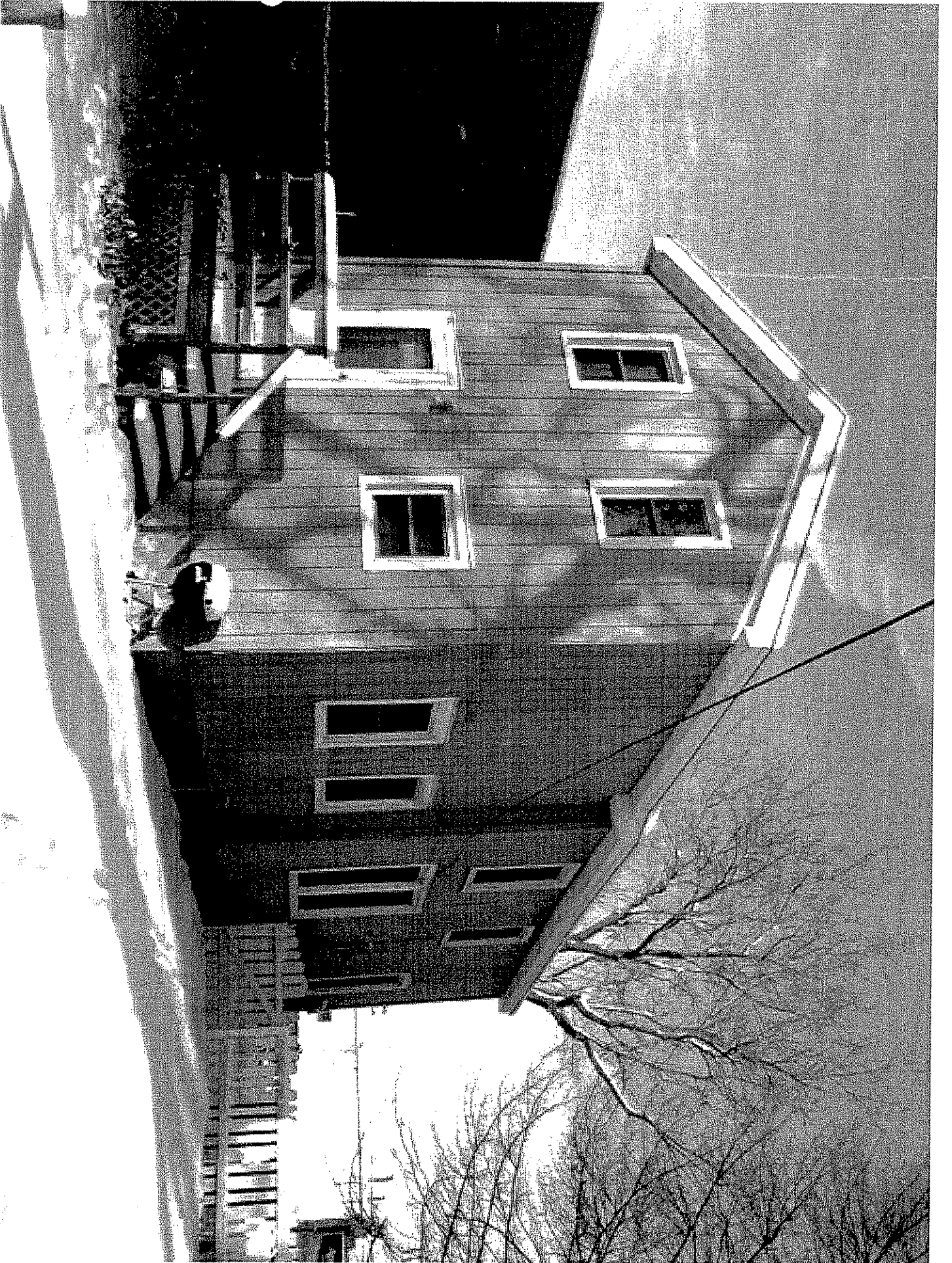


OVERALL STREET VIEW

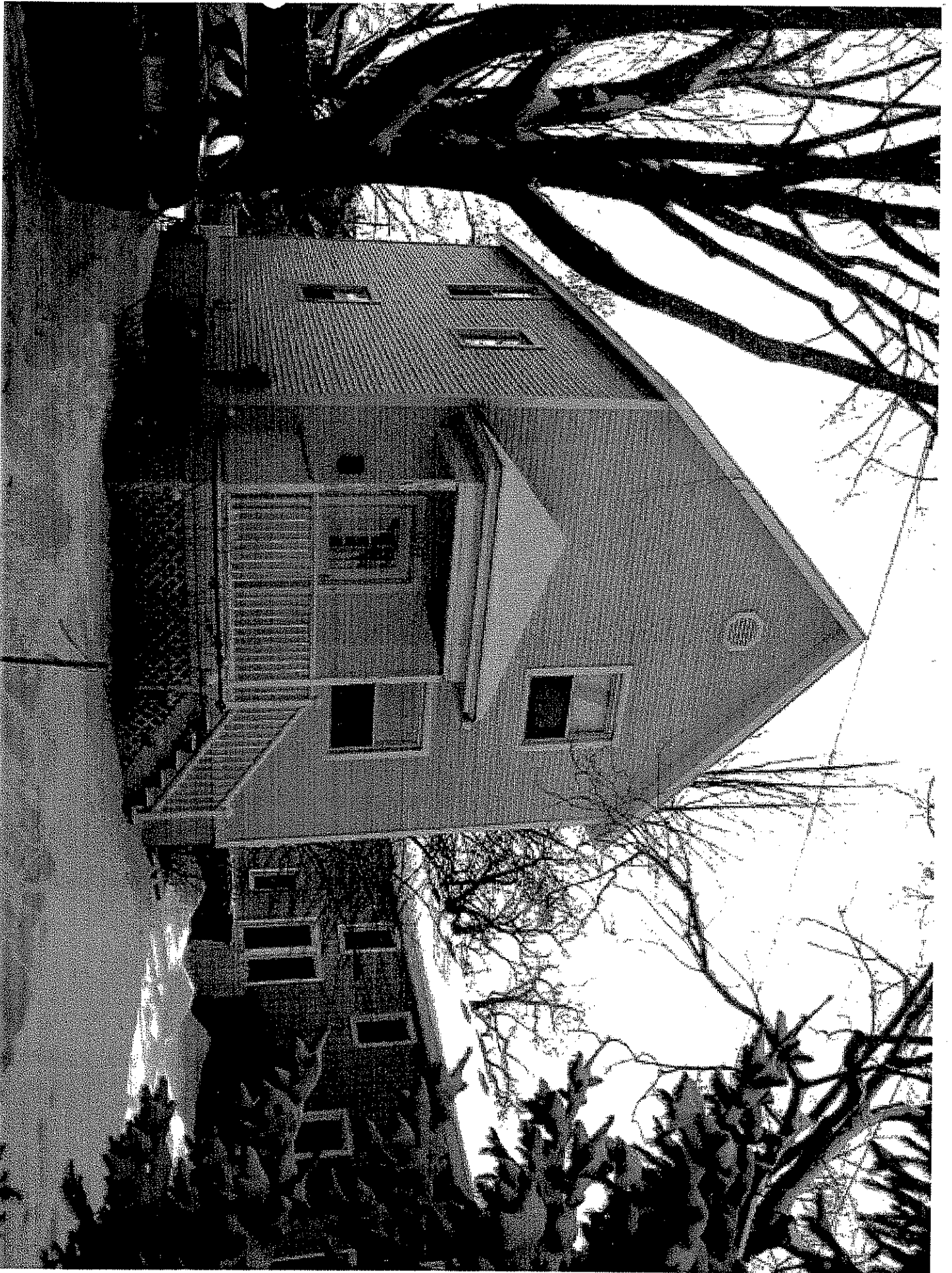


FRONT 1045 E. WILSON





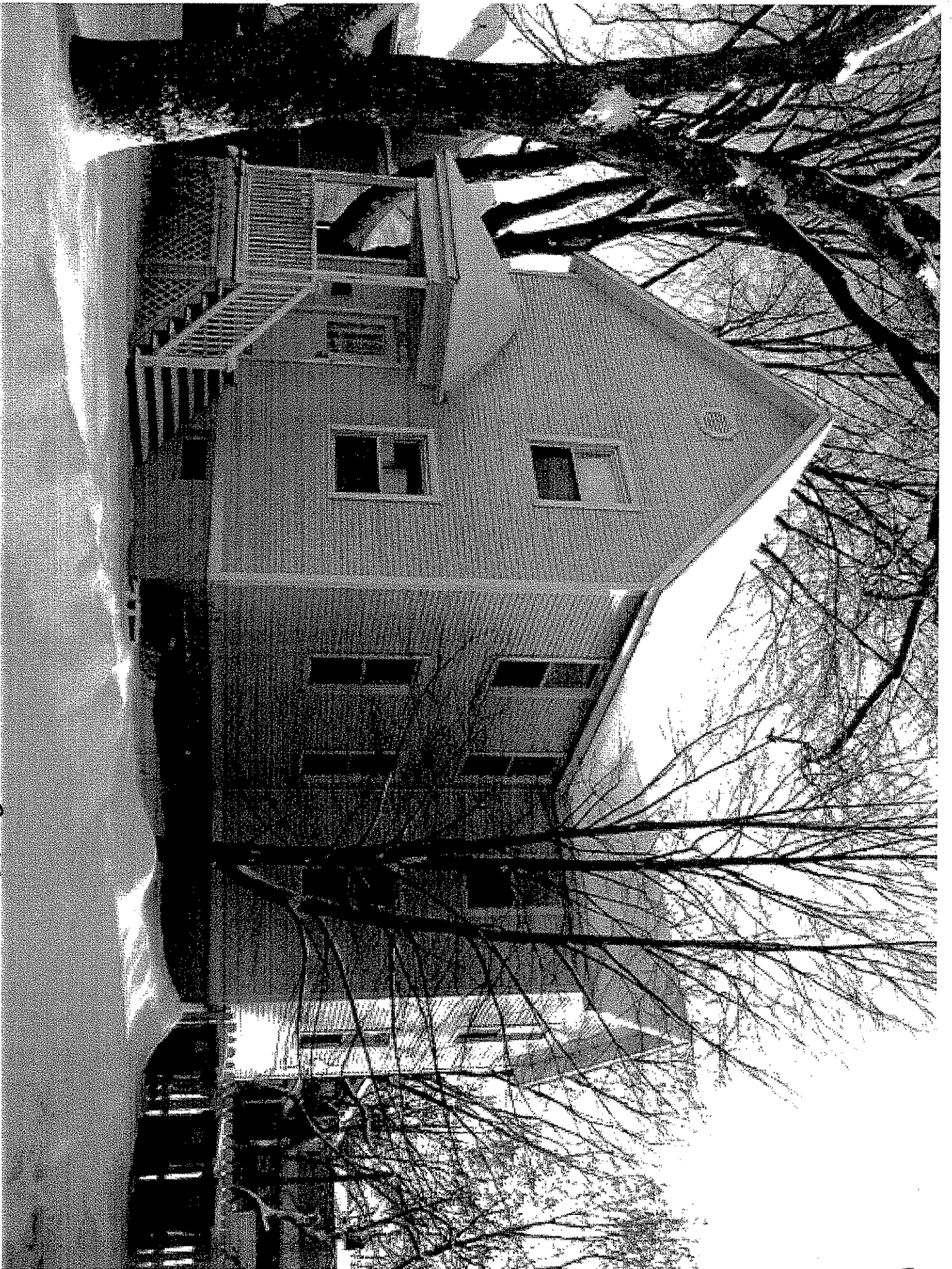
PEAR 1045 E. WILSON

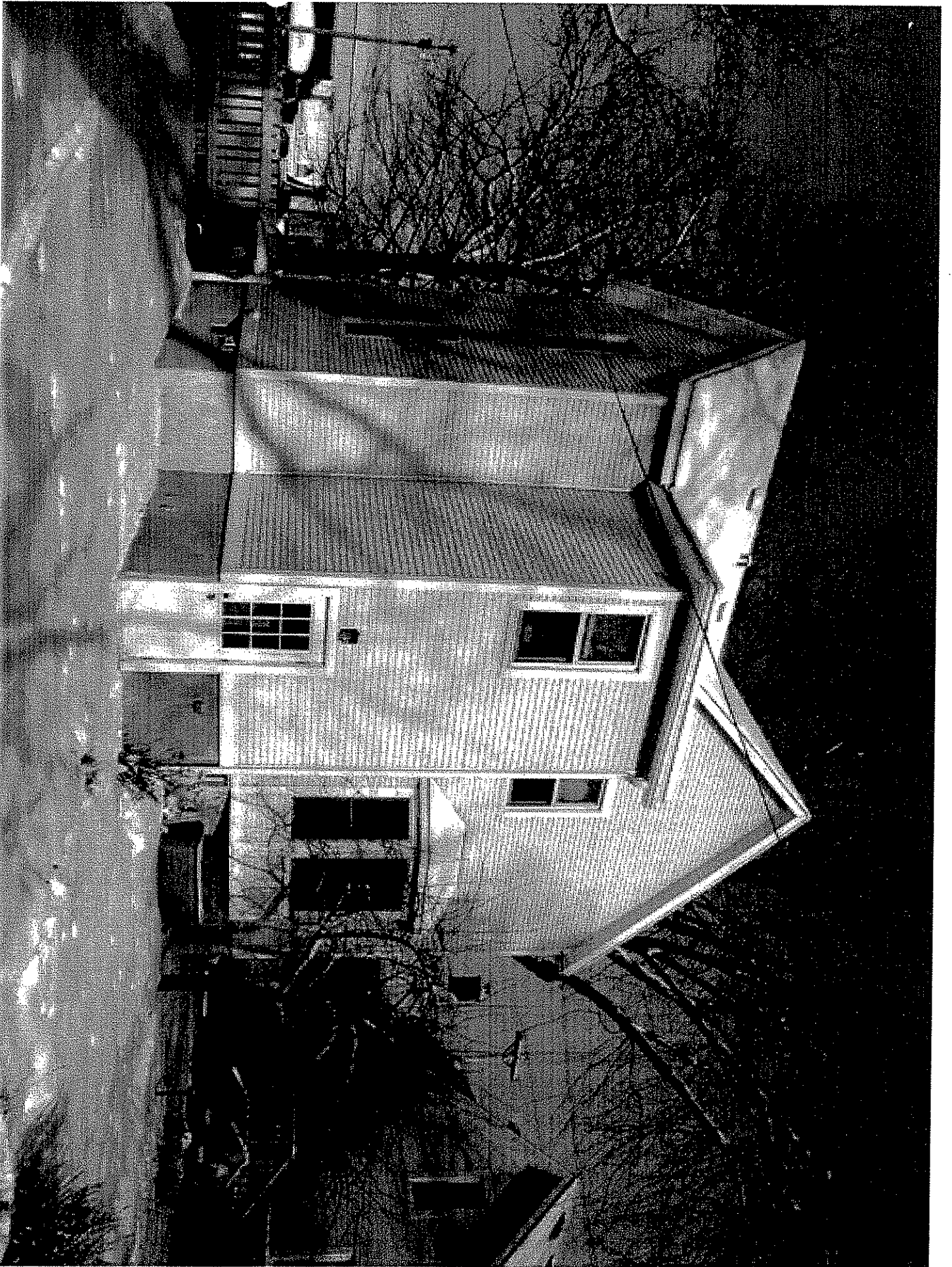


FRONT 1047 E. WILSON



FRONT 1047 E. WILSON





REAR 1047 E. WILSON