



City of Madison

Proposed Rezoning

Location
2615 Stevens Street

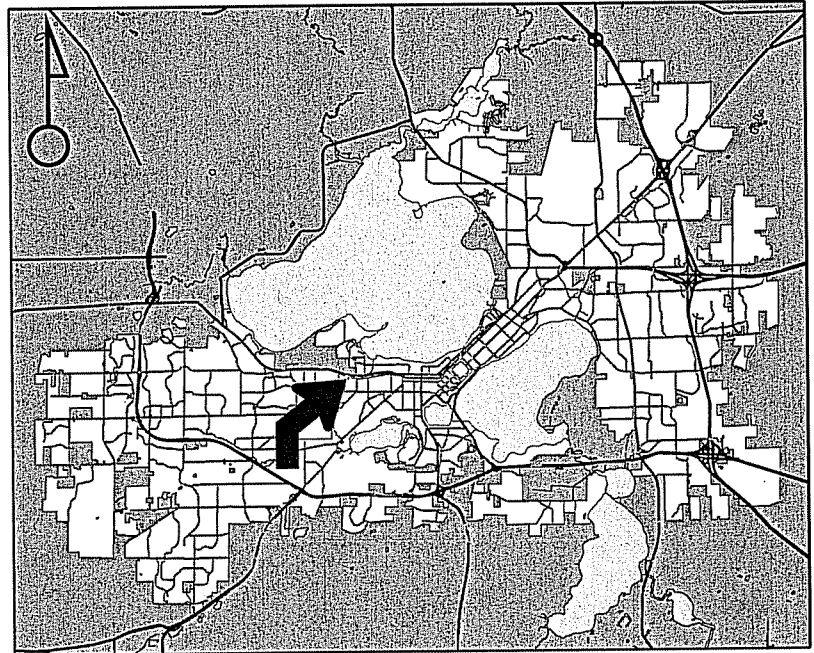
Applicant
Constantine and Tom Christ

From: TR-C2 To: TR-C4

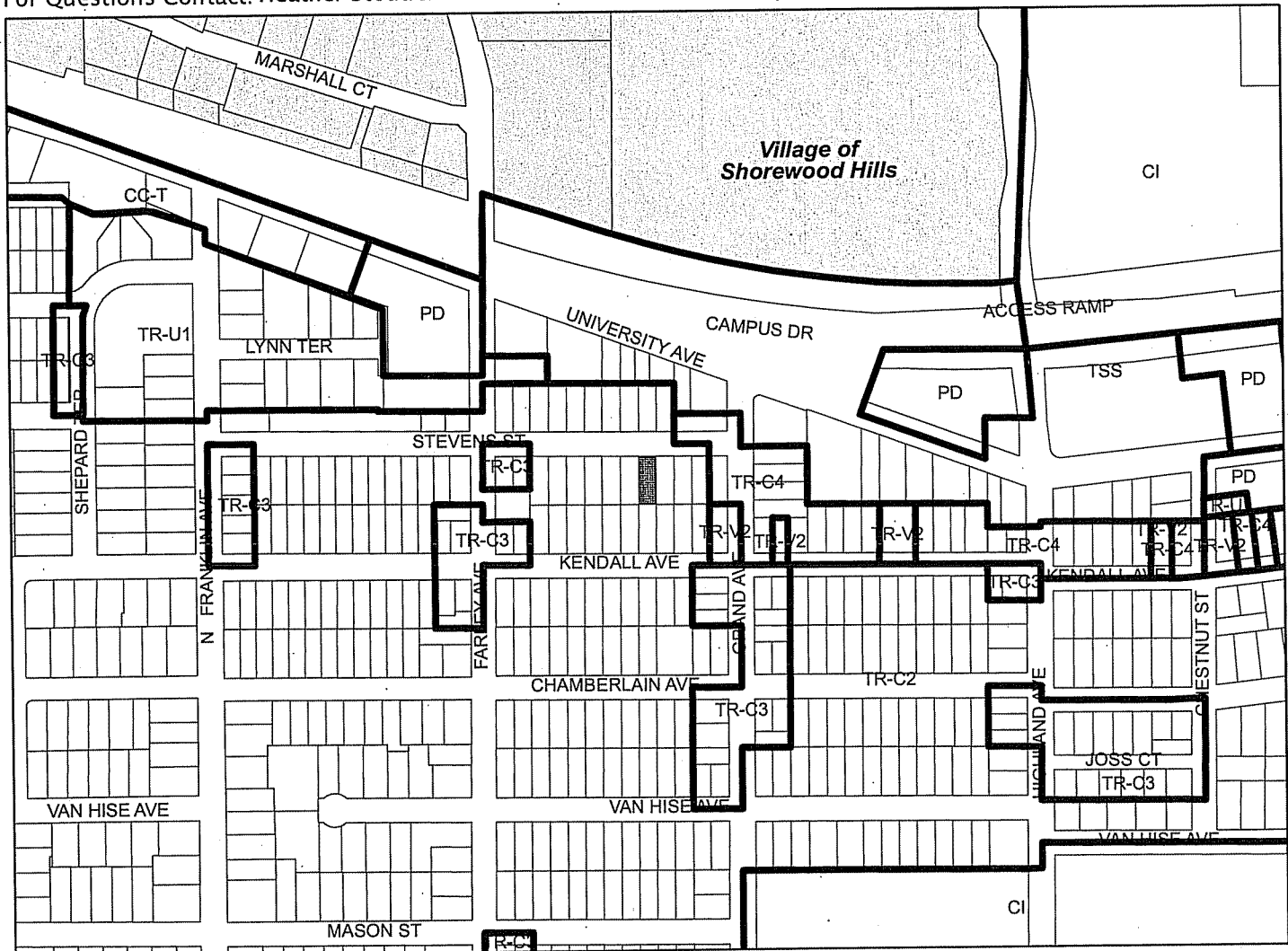
Existing Use
Four-unit residence

Proposed Use
Convert existing four-unit multi-family dwelling to three-family dwelling

Public Hearing Date
Plan Commission
04 May 2015
Common Council
19 May 2015

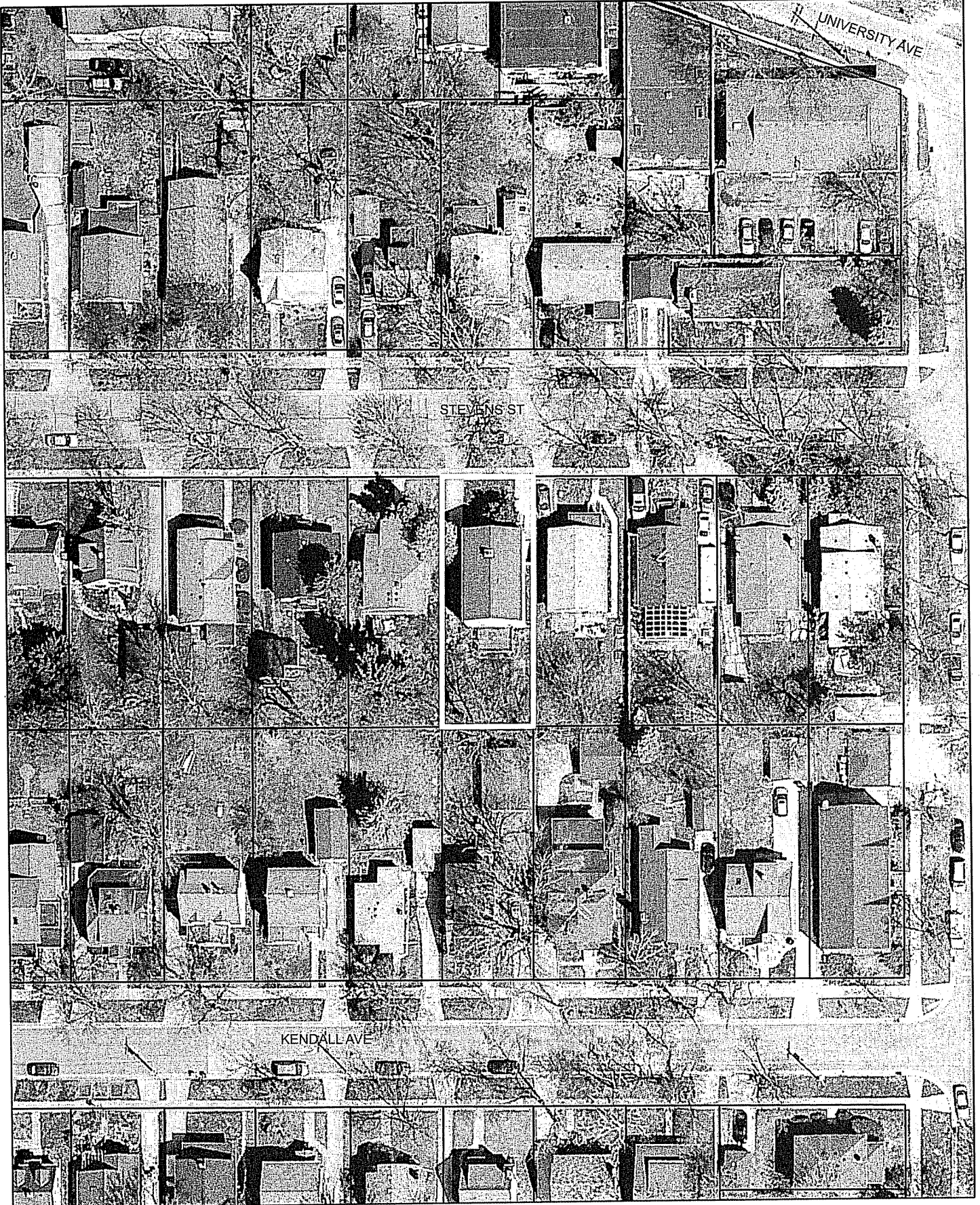


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 April 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

FOR OFFICE USE ONLY: 0001	
Amt Paid <u>\$ 950</u>	Receipt No. <u>001647-</u>
Date Received <u>3/3/15</u>	
Received By <u>JLK</u>	
Parcel No. <u>0709-21-0405-9</u>	
Aldermanic District <u>5 Shiva Bidar-Sirelaff</u>	
Zoning District <u>TR-C2</u>	
Special Requirements <u>ZON NCU, WP-06</u>	
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: 2615 STEVENS ST.
 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-C4
- 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: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Constantine & Tom Christ Company: _____
 Street Address: 2 MARBLE CIR. City/State: MADISON, WI. Zip: 53719
 Telephone: 608 575-5775 Fax: () Email: Dino f15150@yahoo.com
 Project Contact Person: SAME AS ABOVE 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: Request to rezone original 4-unit to allow for conversion to three unit apartment building
 Development Schedule: Commencement _____ Completion _____

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)
- 32 • ~~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 1/2 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 ² 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:

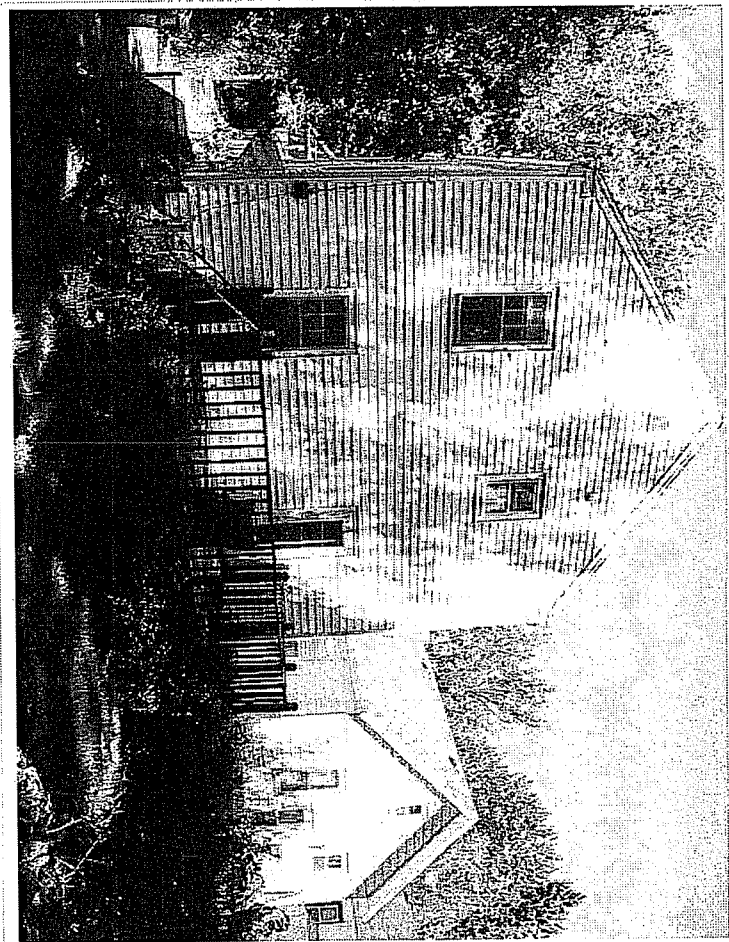
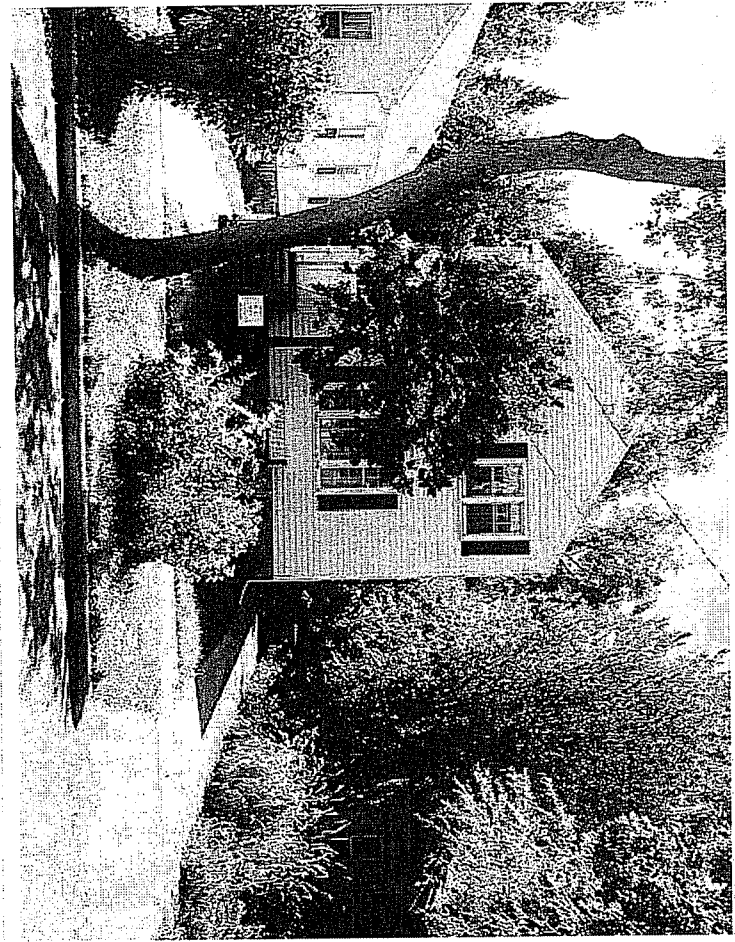
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

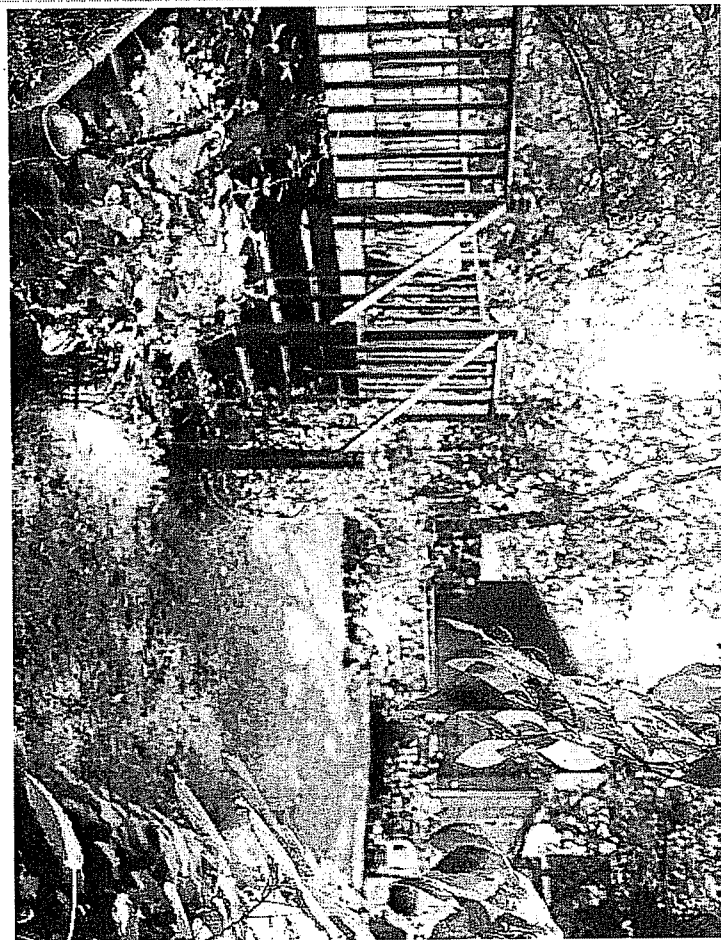
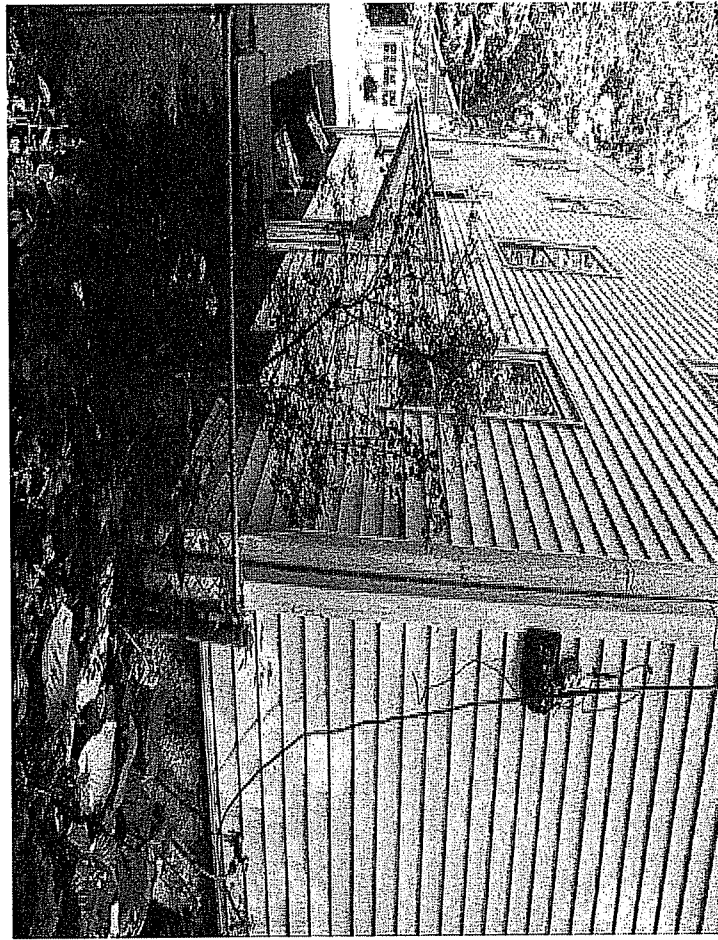
Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

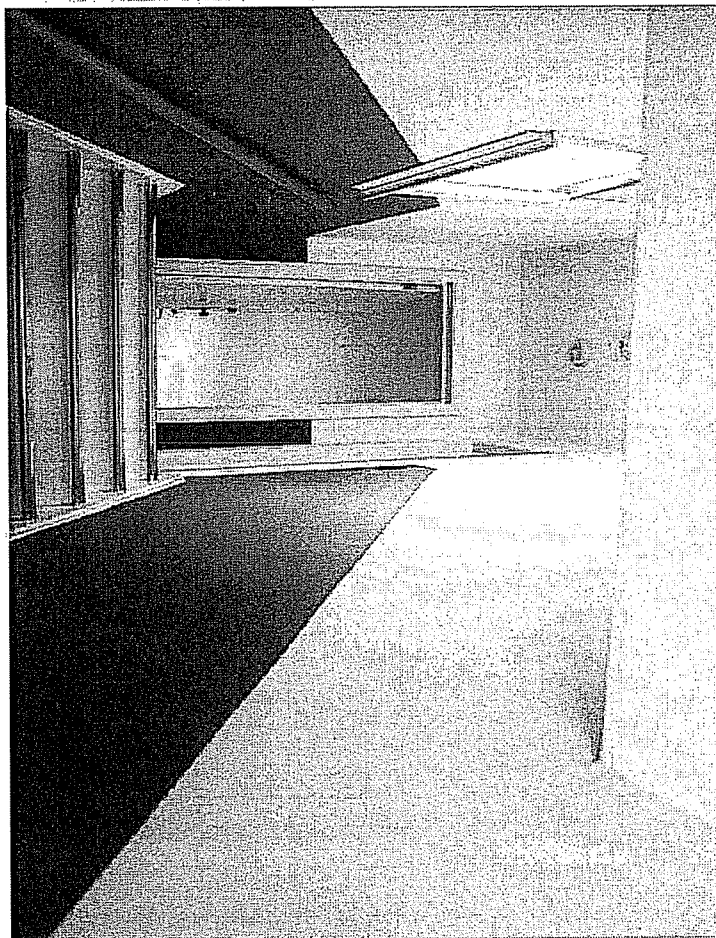
Planning Staff: Hester Smith Date: 11-21-14 Zoning Staff: MAY YUK Date: 11-24-14

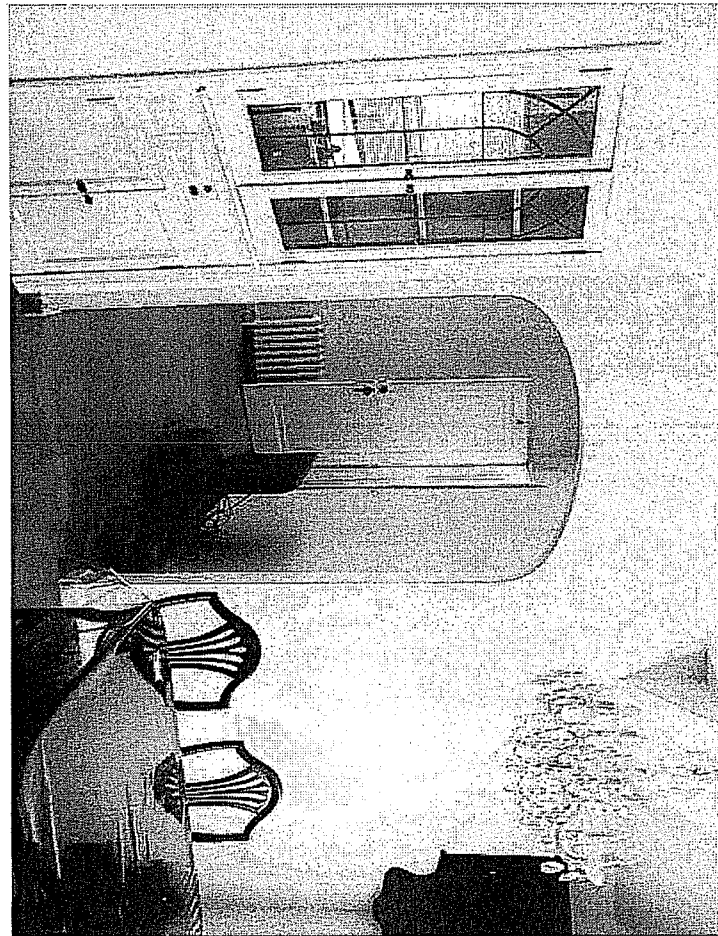
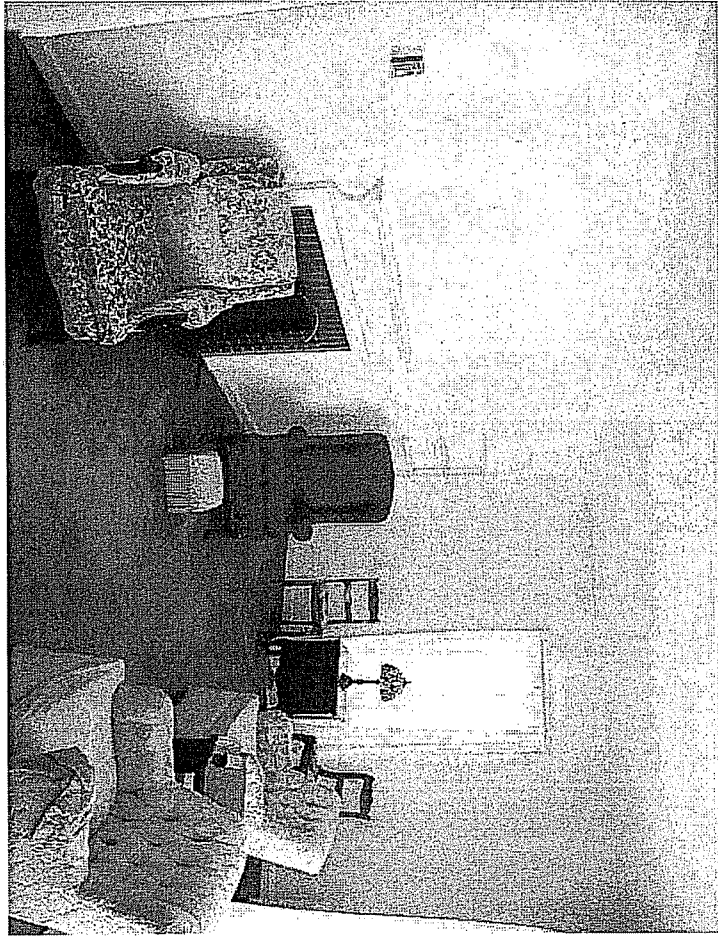
The applicant attests that this form is accurately completed and all required materials are submitted:

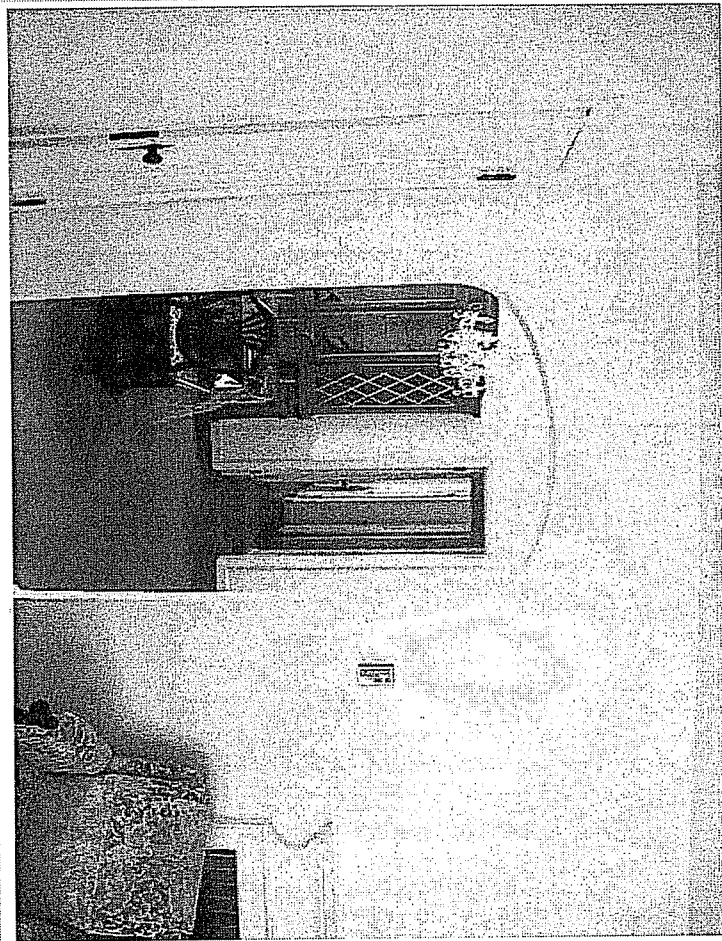
Name of Applicant Constantine Christ Relationship to Property: OWNER
Authorizing Signature of Property Owner [Signature] Date 3/3/15

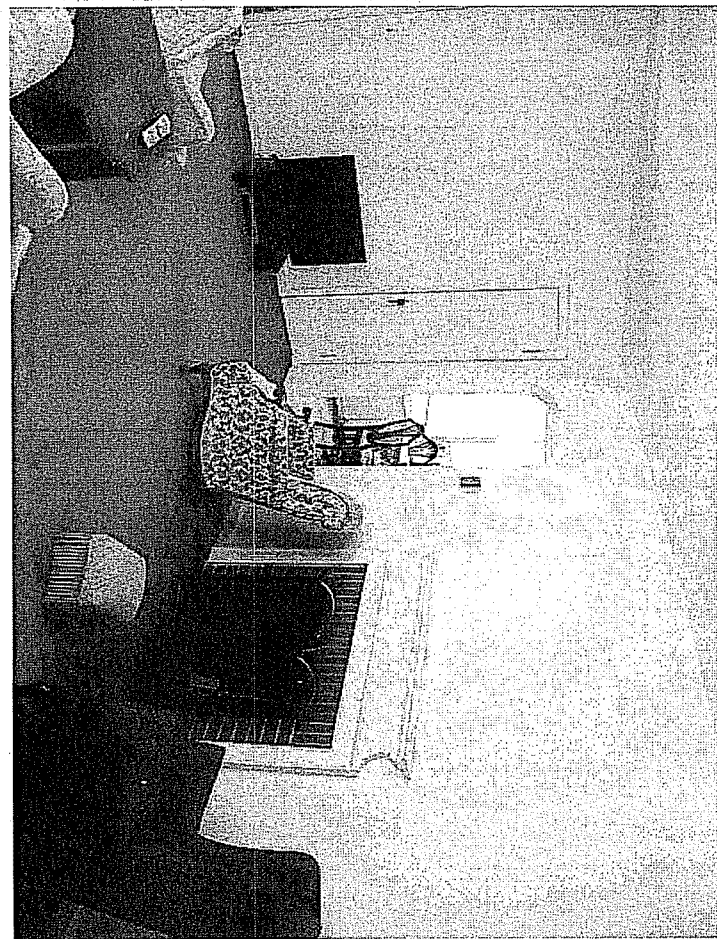












Letter of Intent

It is our intent to rezone 2615 Stevens from TR-C2 to TR-C4 and get a Zoning Variance.

2615 Stevens was a legal nonconforming 4-unit building and lost its ability to be used as a 4-unit, and it may only be used for a single family dwelling in the TR-C4 zoning that applies the property. The building was built as a 4-unit in 1940, and cannot be easily modified for reuse as a single family dwelling. The most practical re-use is as a 3-unit, most easily accomplished would be elimination of the basement unit or combining it with the first floor unit. To accomplish this, we request a rezone and probably will need a zoning variance.

Project Team: Dino Christ, Tom Christ and Bob Coutre'.

Existing Conditions: Well maintained 4-unit building with separate electric with a driveway that can park 3 stacked cars, mature landscape, and large fenced rear yard with large deck.

Building Square Footage: 2288 square feet

Number of Dwelling Units: Currently 4. Proposed 3.

Parking Stalls: three stacked

Lot Coverage & Usable Open Space: Lot has 5280 sq ft. Building and concrete has 2278 sq ft. Green Space 3002 sq ft (some of green space is in front yard).

Land Value: Per City Assessor, \$45,500

Estimated Project Cost: Cost of Rezoning and Zoning Variance not more than \$6,000. Cost of removing kitchen in Lower Level not more than \$2,000.

Madison Survey Associates, Inc.

101 Nob Hill Road, Suite 104
Madison, WI 53713

608-276-8886

Fax 276-8883
Mobile 575-6553

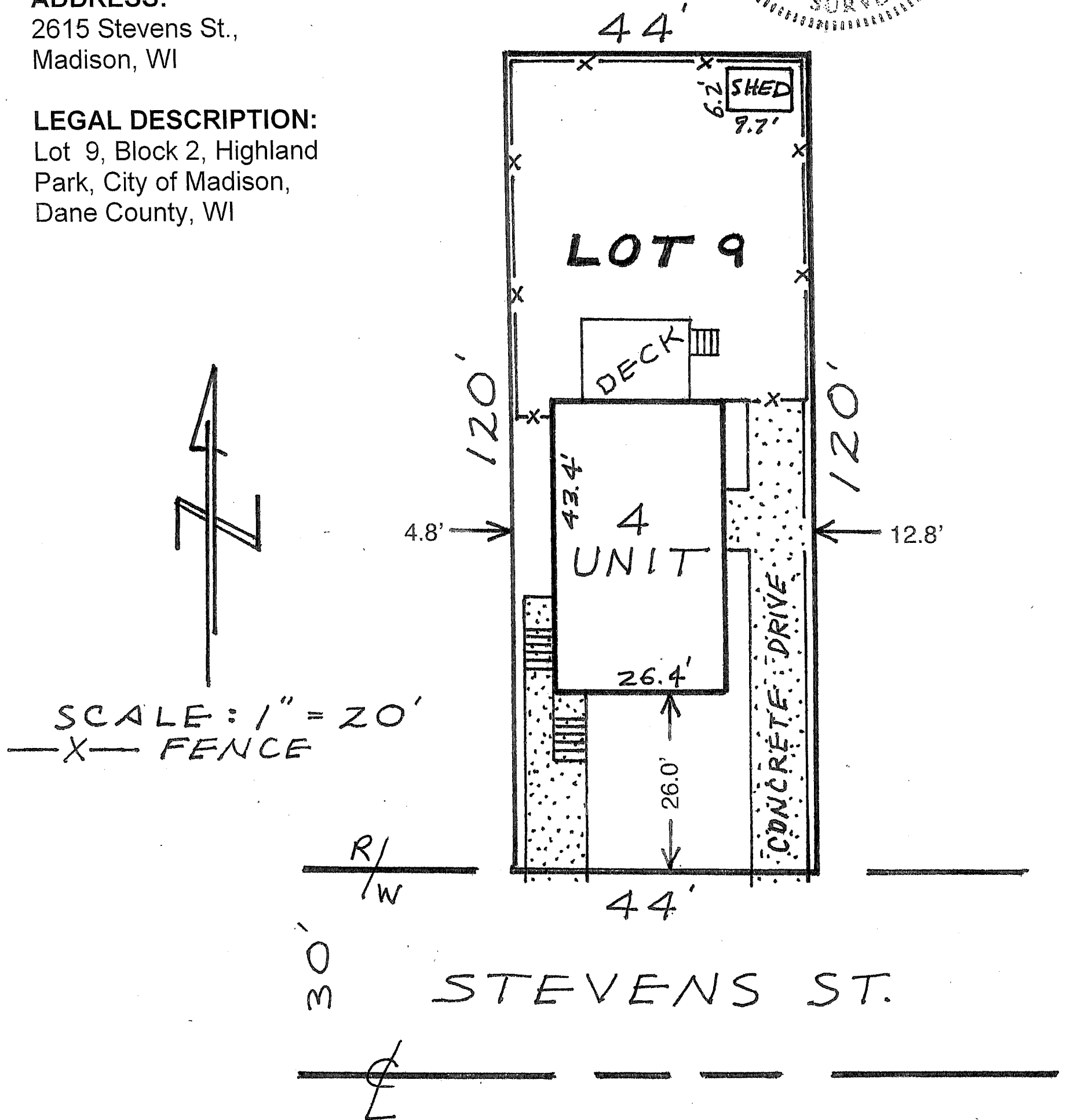
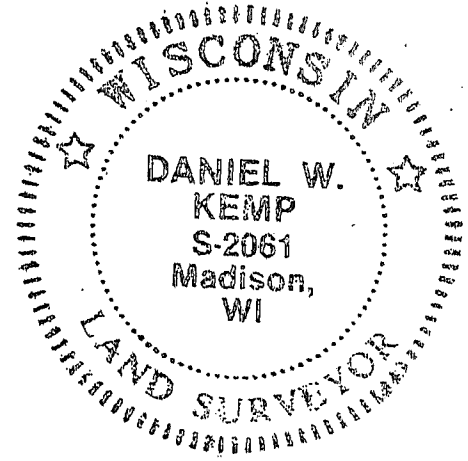
Residential and Commercial Mortgage Inspections and Surveys
Registered Surveyors & Expeditors

FILE #: 114-12-0172-M

OWNER:
Christ

ADDRESS:
2615 Stevens St.,
Madison, WI

LEGAL DESCRIPTION:
Lot 9, Block 2, Highland
Park, City of Madison,
Dane County, WI



SURVEYOR'S CERTIFICATE:

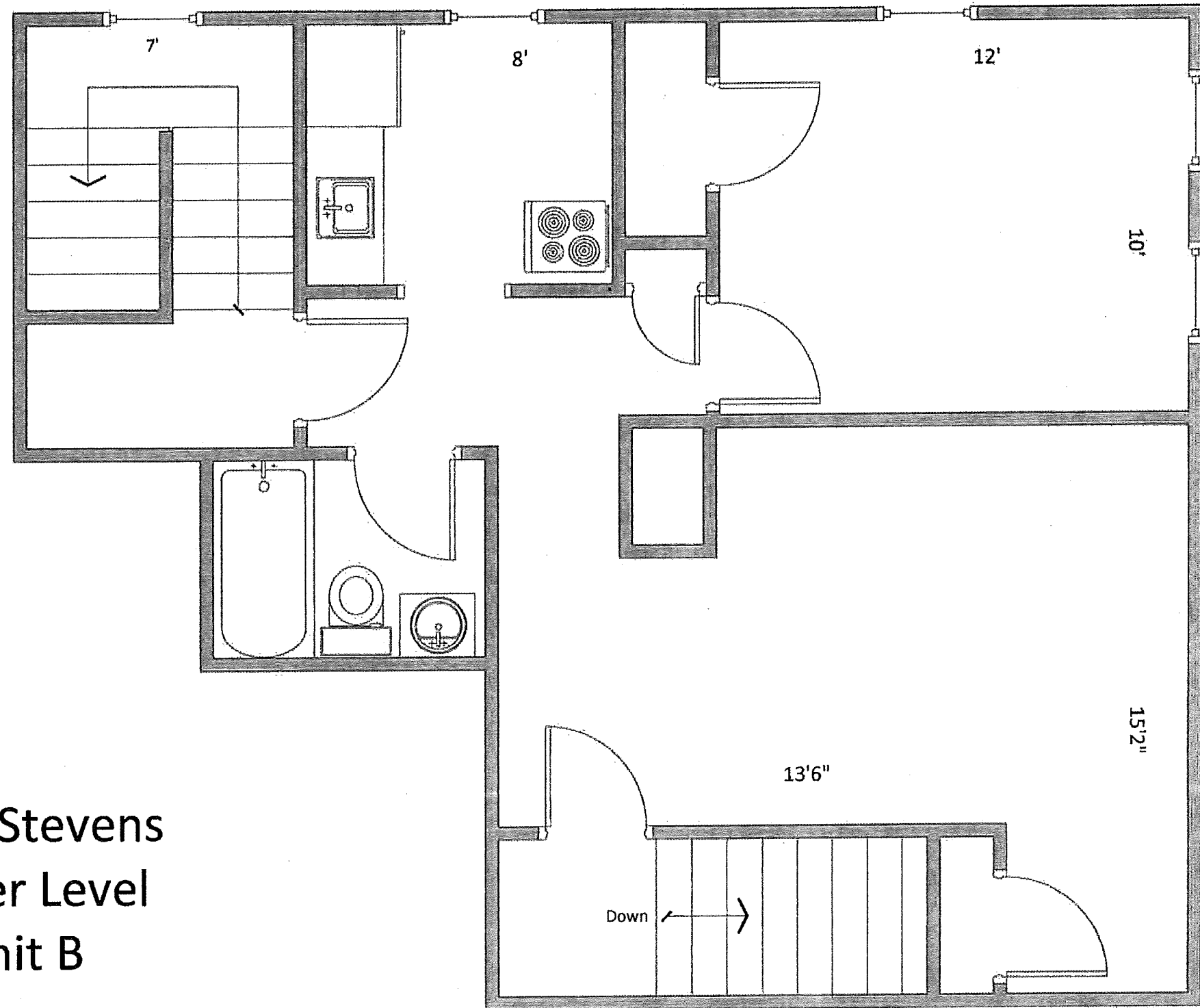
I have inspected the above described property and to the best of my knowledge and belief the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all permanent structures thereon, fences, apparent easements and roadways, and visible encroachments.

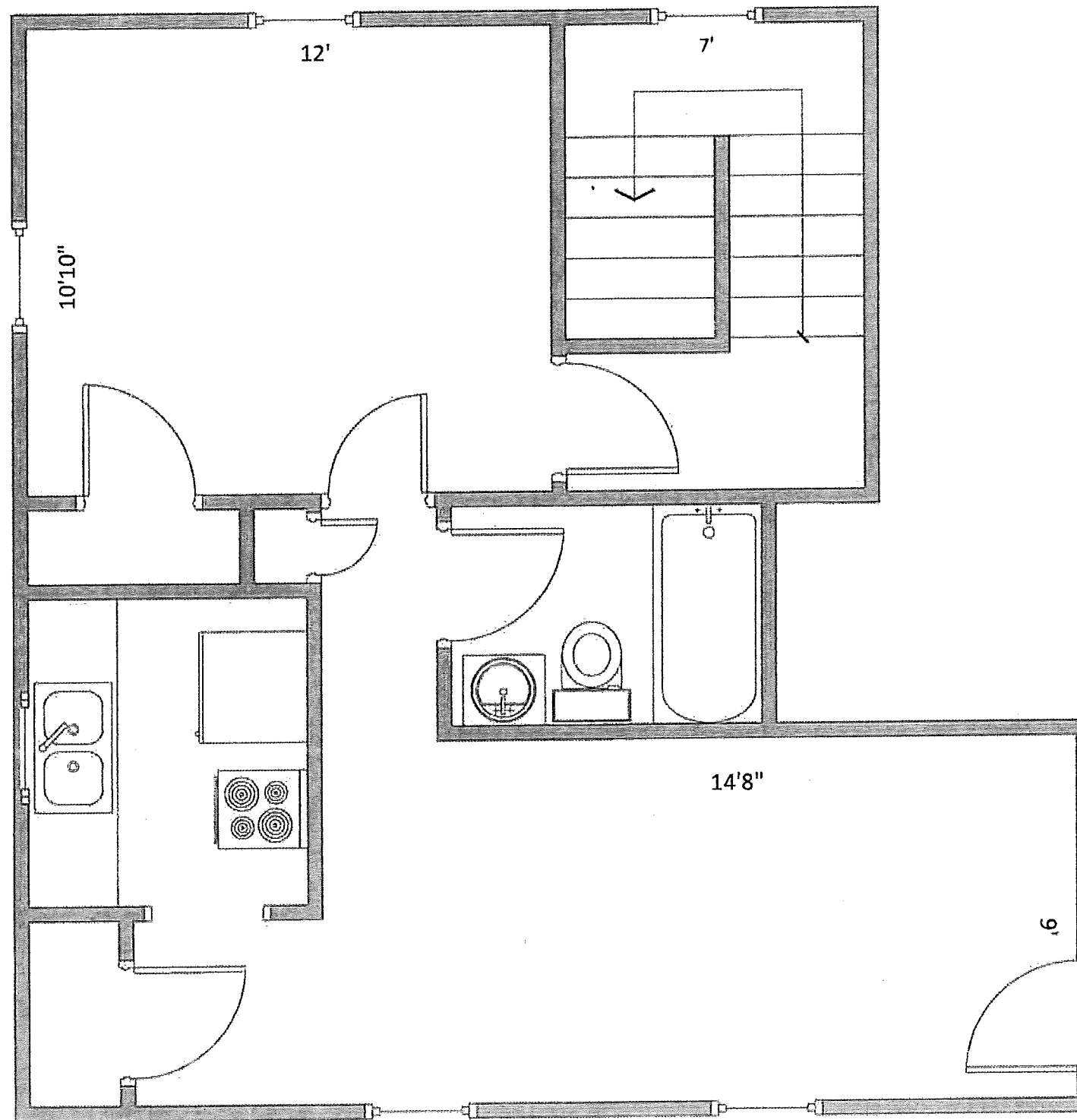
This inspection is made for the exclusive use of Dino and Tom Christ, the owners, and those who mortgage or guarantee title to the above within (1) one year from the date hereof: and as to them I certify the accuracy of said inspection and map, and with their agreement has been made that the requirements of Wisc. Admin. Code {AE 7.01 (3), (5)bc & d, and (6)} are waived as per AE 7.01. This inspection is not intended for future construction purposes and is performed according to description furnished.

Dated this 18 Day of Dec, 2014 Surveyor

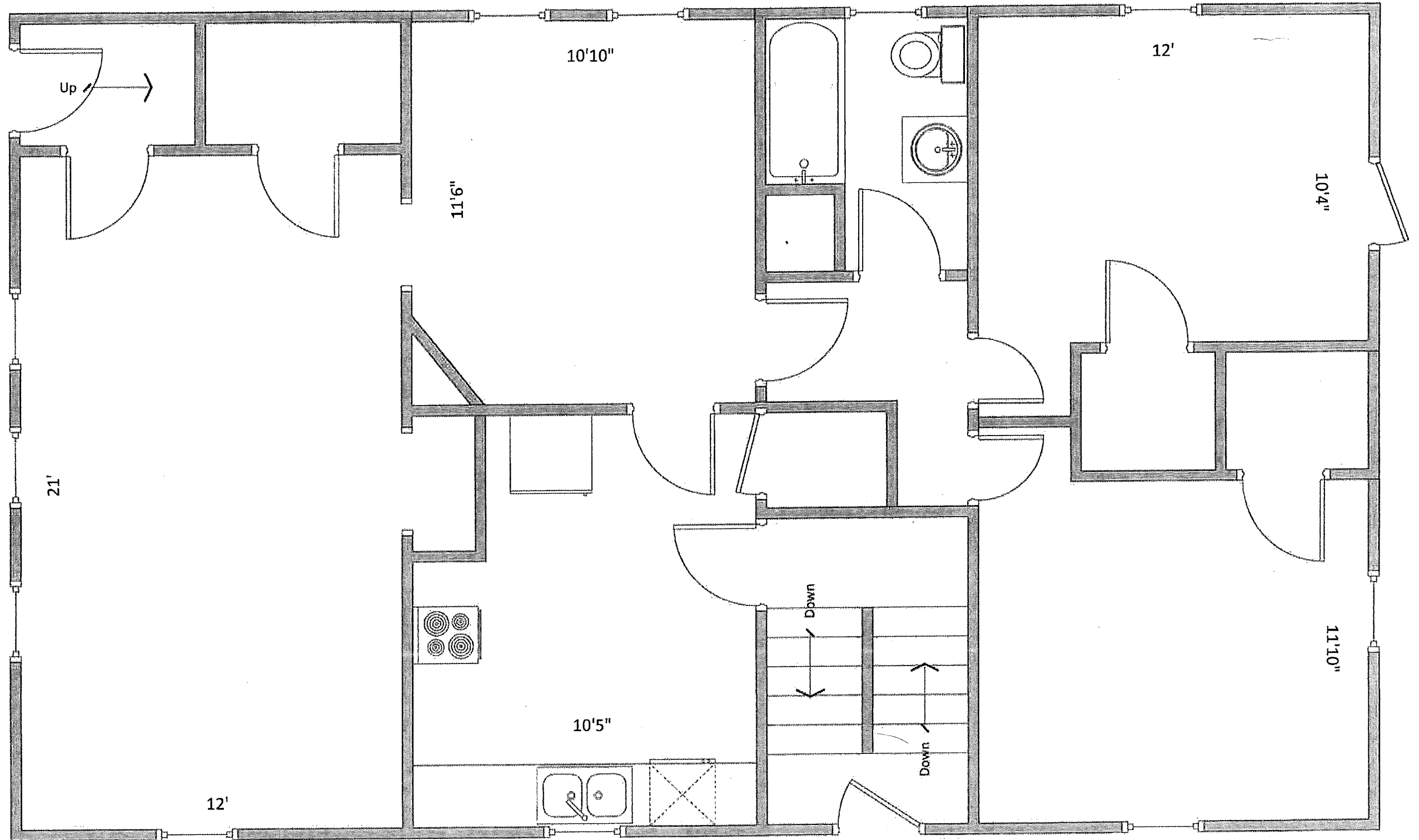
Daniel W Kemp
Daniel W. Kemp - RLS # 2061

2615 Stevens
Upper Level
unit B

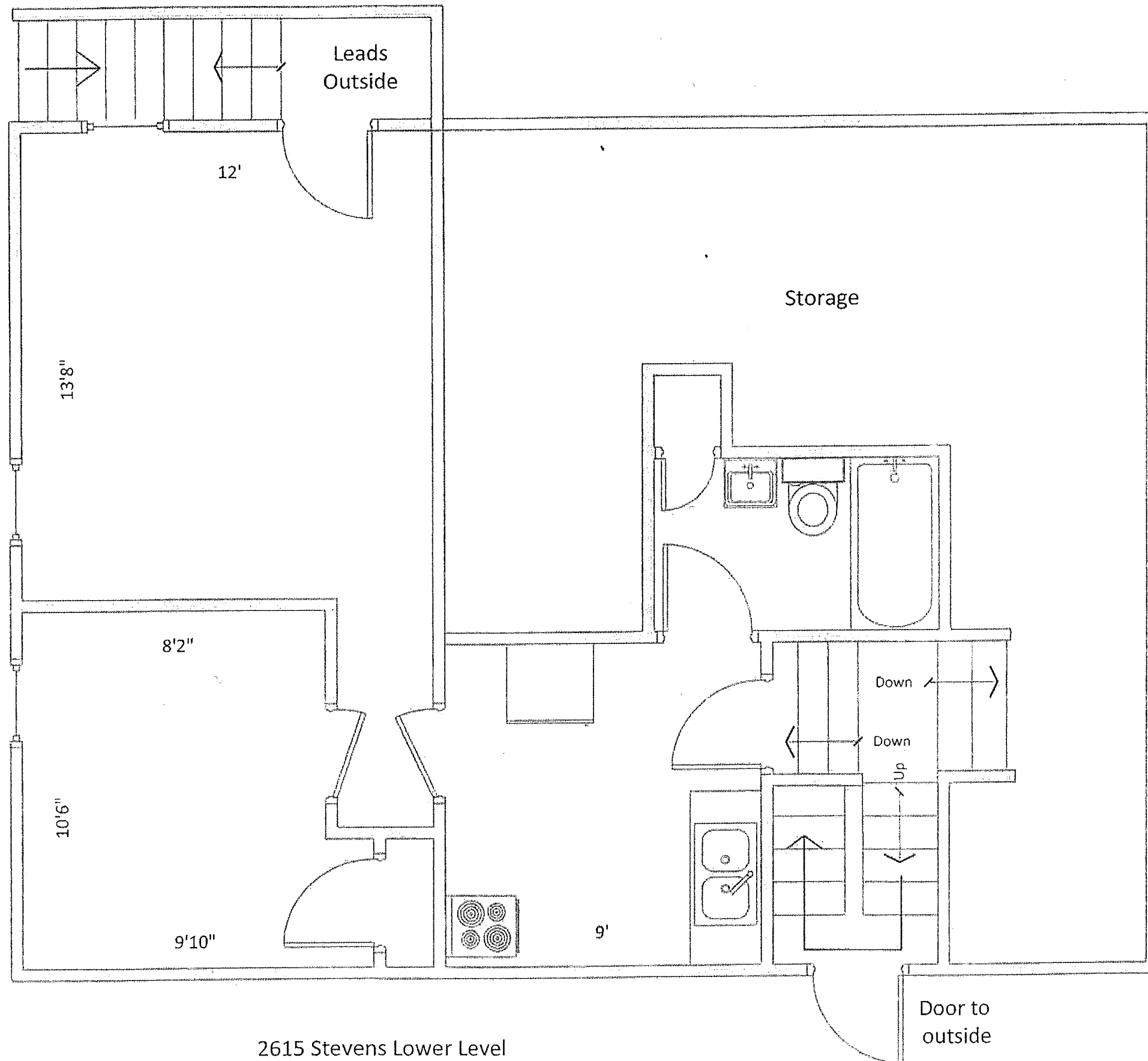




**2615 Stevens upper
level unit A**



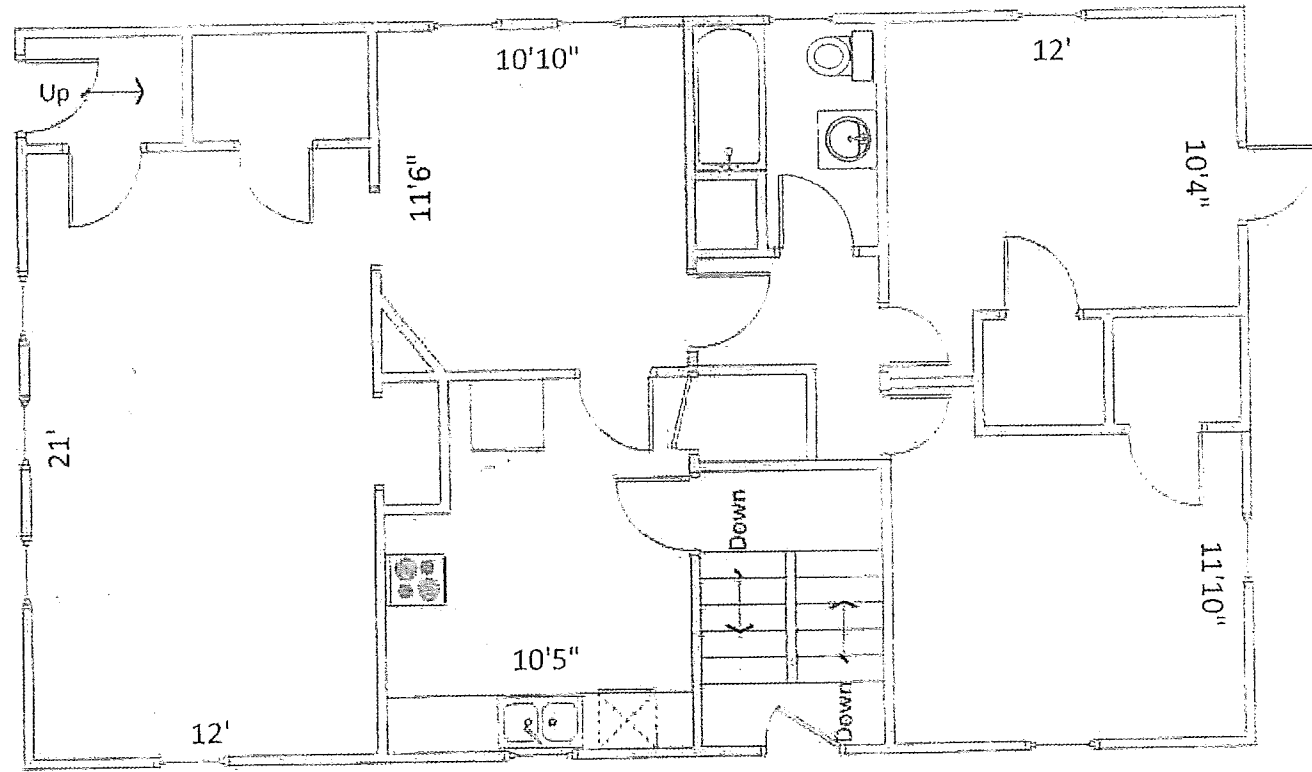
2615 Stevens 1st floor



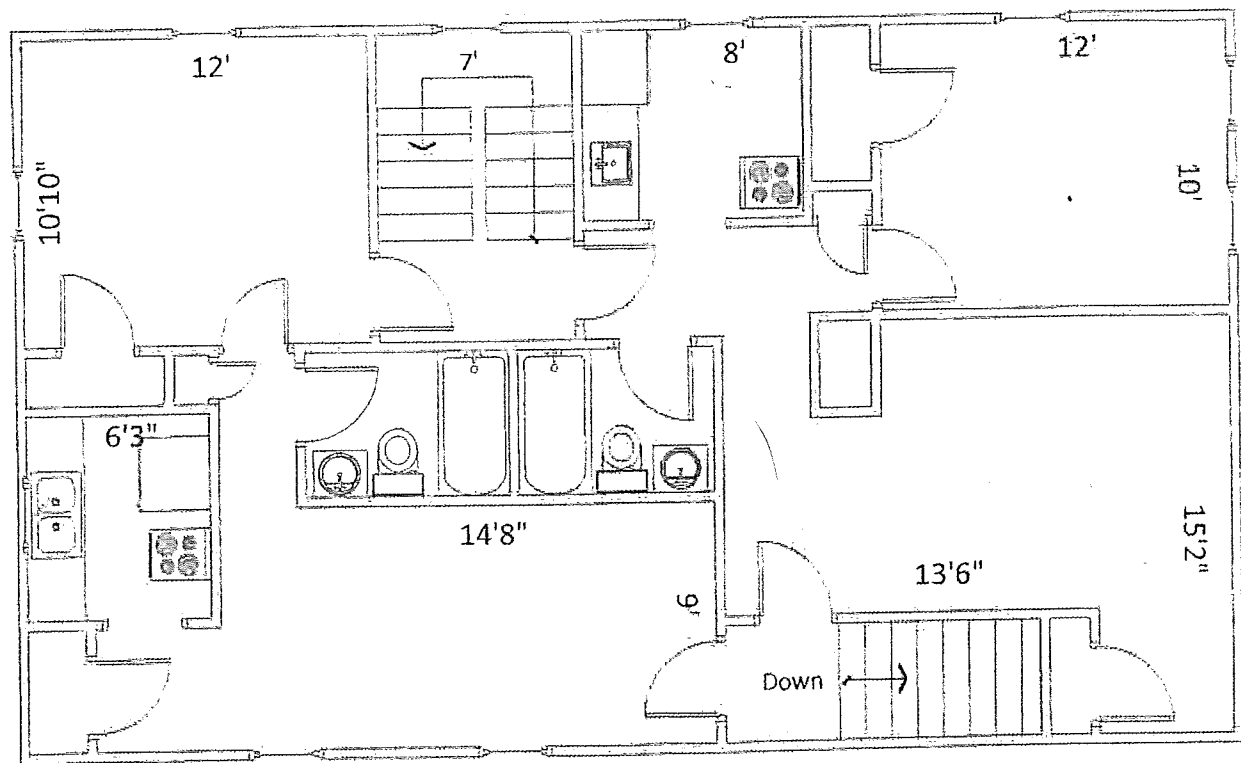
2615 Stevens Lower Level

2615 Stevens

Main level



Upper Level



Lower Level

