







# 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)

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid <del>600</del>	Receipt No. <u>19736-0005</u>
Date Received	<u>8/17/16</u>
Received By	<u>DJP</u>
Parcel No.	<u>0710-053-3602-1</u>
Aldermanic District	<u>6 - Rummel</u>
Zoning District	<u>TSS</u>
Special Requirements	<u>dh</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 2725 Atwood Ave  
**Project Title (if any):** \_\_\_\_\_

### 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
- 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:** Ken Koeppler      **Company:** Owner  
**Street Address:** 2725 Atwood Ave      **City/State:** Madison WI      **Zip:** 53704  
**Telephone:** (608) 444-9540      **Fax:** ( )      **Email:** kenny.koeppler@gmail.com

**Project Contact Person:** Same      **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: Proposed change of use for existing carriage house (second story structure) - to allow for single family residence  
**Development Schedule:** Commencement 2017      Completion 2018

## 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. \$600*

**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](mailto: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:

see attached waiver from Alder

→ 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: Ma H Tucker Date: 7/22/16

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

Name of Applicant Ken Koepeler Relationship to Property: Owner

Authorizing Signature of Property Owner \_\_\_\_\_ Date 17

**Letter of Intent**  
**Sept 22,2016**  
**2725 Atwood Ave**

**Single Family Conversion of Existing Detached Carriage House**

**Submittal of proposed changes:** This submittal reflects a proposed change of use to the existing carriage house located at the back of the lot, from the existing commercial use to a detached single family use. A remodeling of the existing carriage house building would be needed to facilitate the new use, and other than dormers proposed at the existing roof, no change is proposed to increase existing building bulk or footprint. No change is proposed to the existing main building which is currently considered a live/work use.

**Statement of purpose:** The property owner, Ken Koepler, currently resides at the main building at 2725 Atwood Ave., and would intend to use the proposed carriage house residence as a rental unit, or for his own use with the existing residence unit in the main building as a rental unit.

**Unit Density:** 2 UNITS: 1. Existing live/work, main building: 3 bedrooms  
2. Proposed dwelling unit @ existing carriage house: 2 bedrooms

**Site Information:**

LOT AREA : 5192 SQ FT.

IMPERVIOUS AREA: 3146 SQ FT  
(BUILDINGS/CONC PAVING)

LOT COVERAGE: 60.5 %

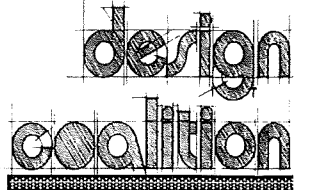
USEABLE OPEN SPACE

PROVIDED: 209 SQ FT

REQUIRED: 40 SF/UNIT 80 SQ FT



# ATWOOD AVENUE



DESIGN COALITION INC. ARCHITECTS  
 COMMUNITY DESIGN CENTER  
 2088 ATWOOD AVENUE  
 MADISON, WI 53704-5354  
 phone: 608.246.8846  
 fax: 608.246.8670  
 website: www.designcoalition.org

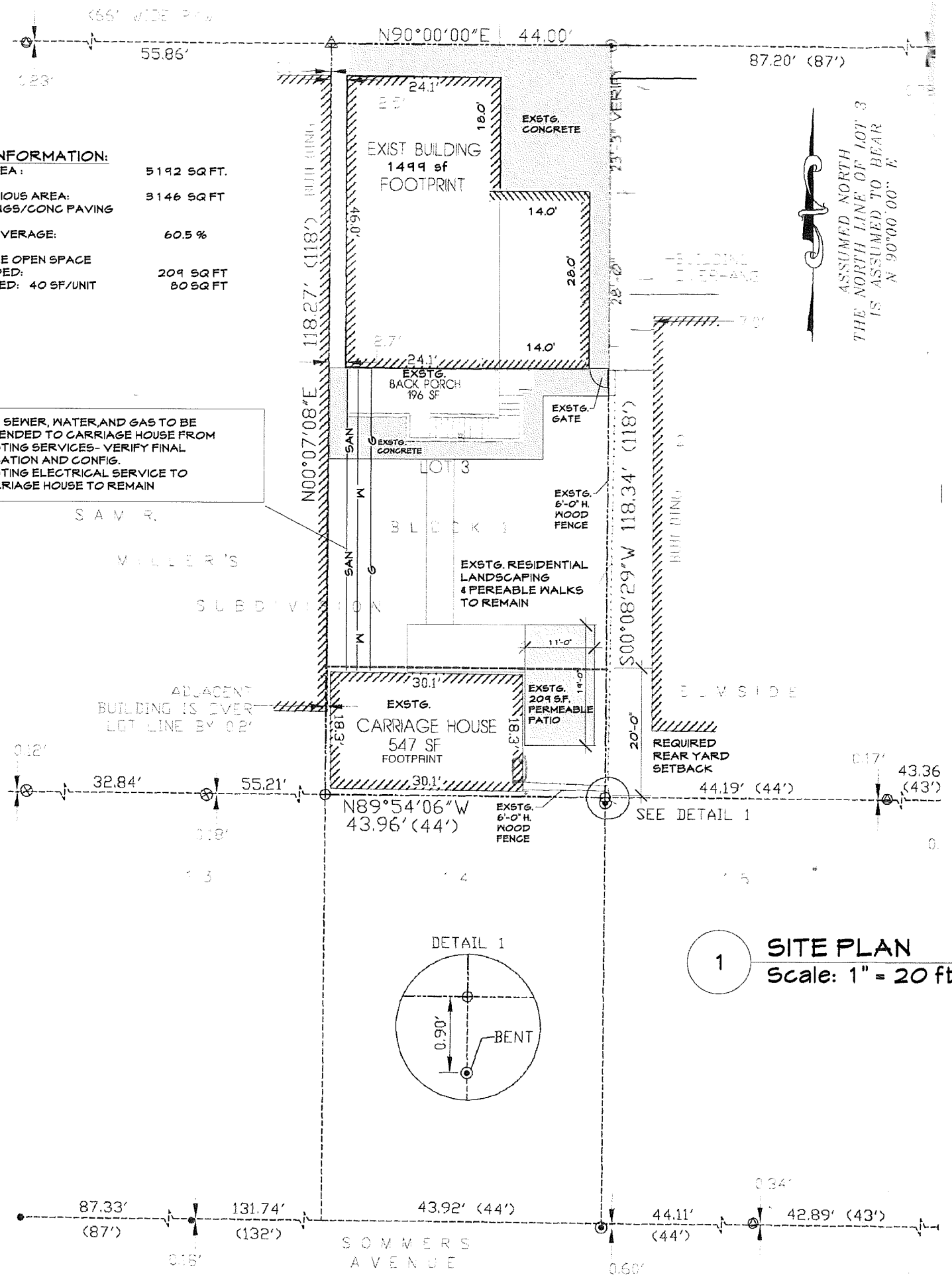
**SITE INFORMATION:**  
 LOT AREA: 5192 SQ. FT.  
 IMPERVIOUS AREA: 3146 SQ. FT.  
 (BUILDINGS/CONC PAVING)  
 LOT COVERAGE: 60.5 %  
 USEABLE OPEN SPACE  
 PROVIDED: 209 SQ. FT.  
 REQUIRED: 40 SF/UNIT  
 80 SQ. FT.

**PLAT OF SURVEY**  
 LOT 3, BLOCK 1, SAM R MILLER'S SUBDIVISION OF ELSIDE, AS RECORDED IN VOLUME 3 OF PLATS, ON PAGE 27, AS DOCUMENT NUMBER 261941, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**Notes**

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
  - 2) No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
  - 3) Date of field work 10-24-07
  - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  - 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown herein.
  - 6) All trees, hedges and ground cover on the site may not necessarily be shown.
- Description Furnished*  
 Lot 3, Block 1, Sam R. Miller Subdivision of Elside, as recorded in Volume 3 of Plats, on page 27, as Document Number 261941, Dane County Registry, Dane County, Wisconsin.

NEW SEWER, WATER, AND GAS TO BE EXTENDED TO CARRIAGE HOUSE FROM EXISTING SERVICES - VERIFY FINAL LOCATION AND CONFIG. EXISTING ELECTRICAL SERVICE TO CARRIAGE HOUSE TO REMAIN



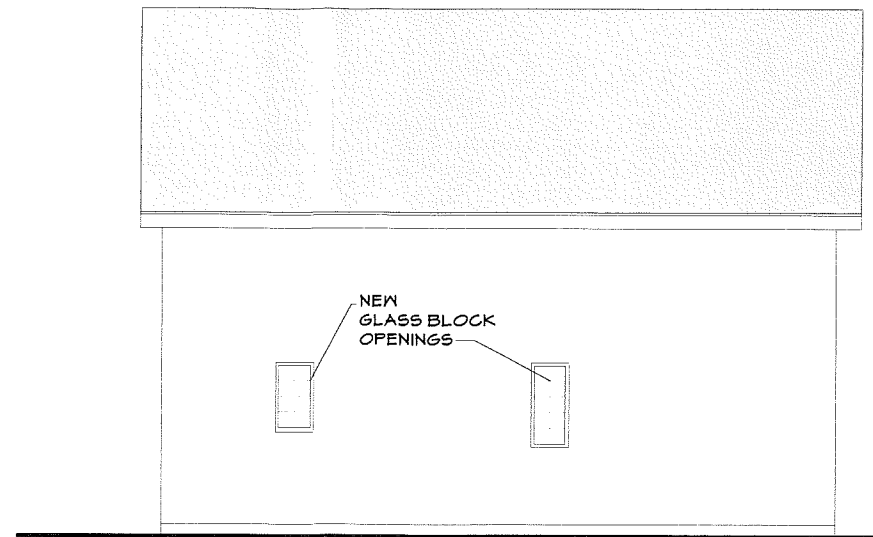
**LEGEND**

- ⊙ 1" IRON PIPE FOUND
- 1/2" SOLID IRON ROD FOUND
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET
- ⊙ 1/2" IRON PIPE FOUND
- ⊙ 1-1/2" IRON PIPE FOUND
- △ CUT IN CONCRETE FOUND
- ( ) INDICATES RECORDED AS

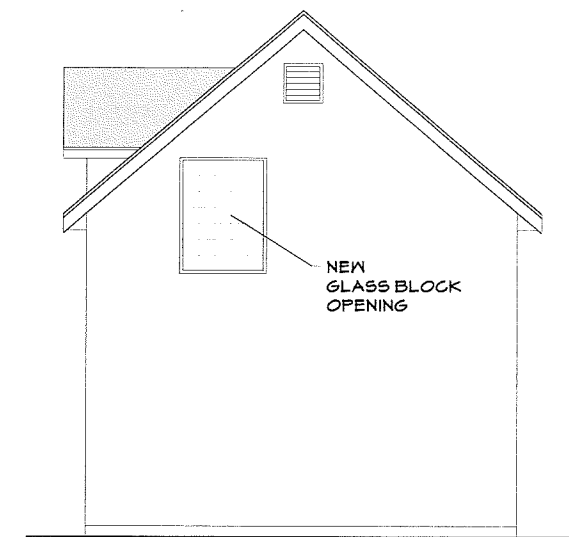
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

**1 SITE PLAN**  
 Scale: 1" = 20 ft

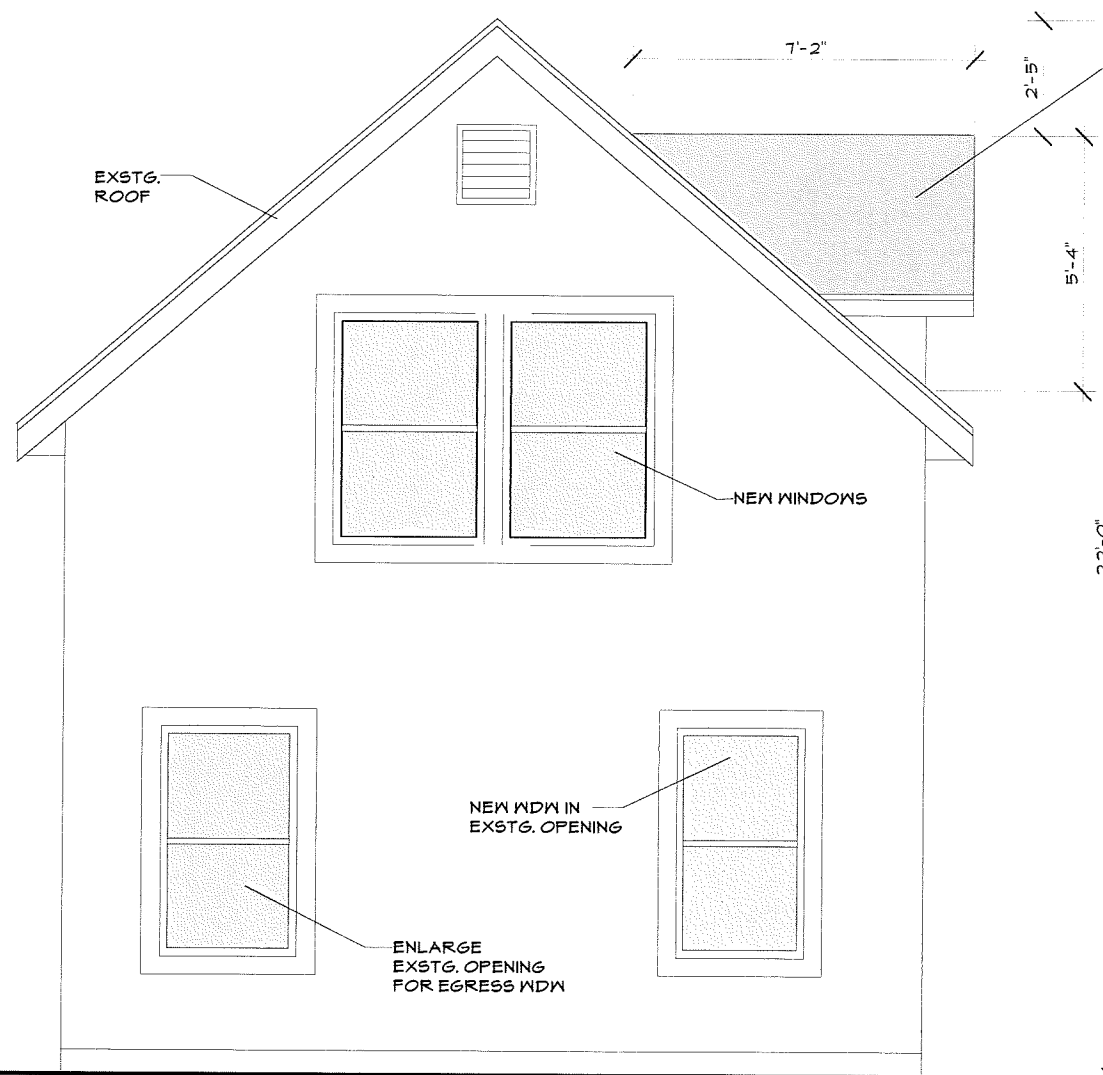
**PROPOSED REMODELING OF EXISTING CARRIAGE HOUSE**  
 2725 Atwood Ave.  
 Madison, WI  
 09.22.16  
 CONDITIONAL USE APPL./  
 ZONING VARIANCE



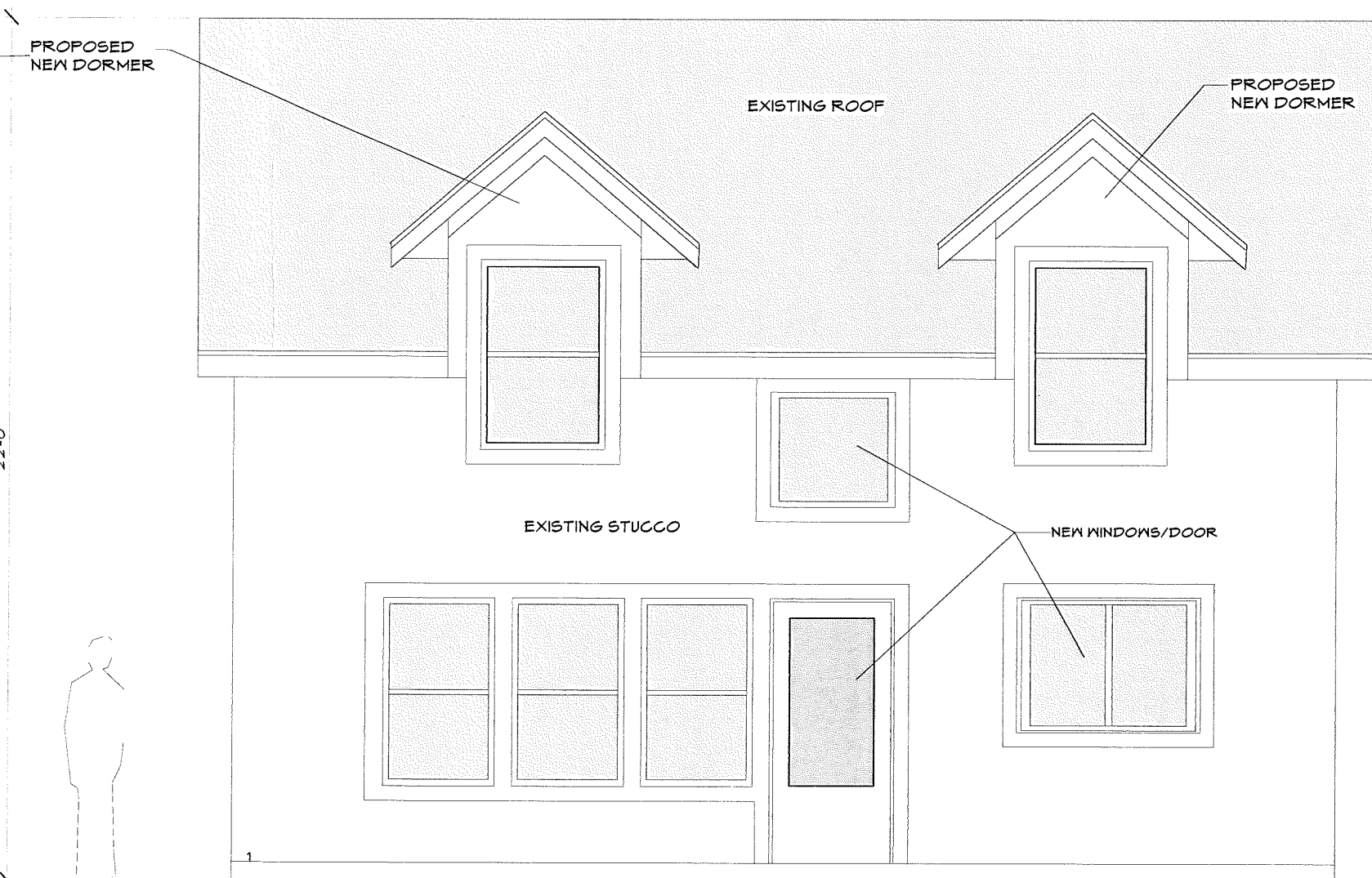
SOUTH ELEVATION



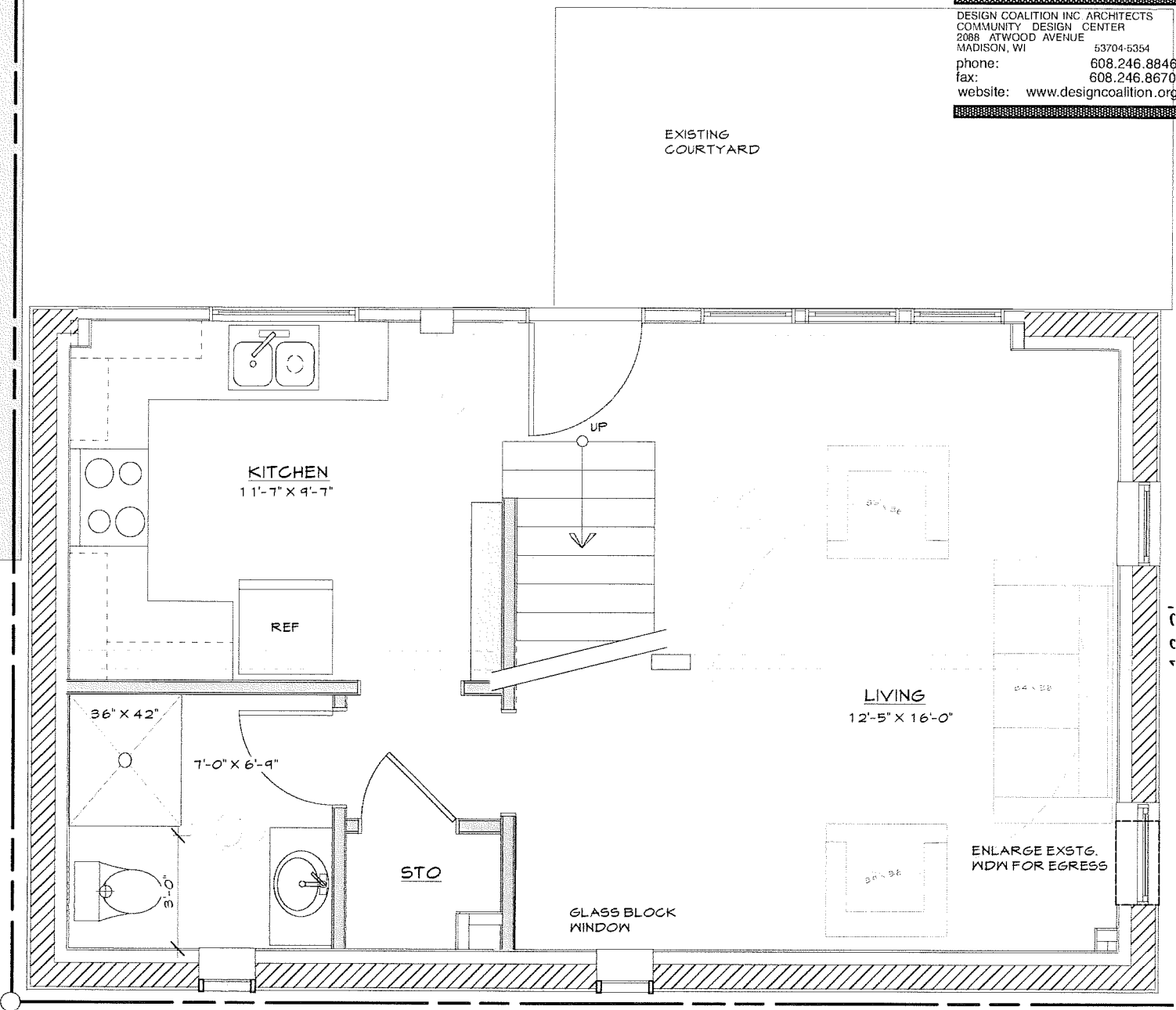
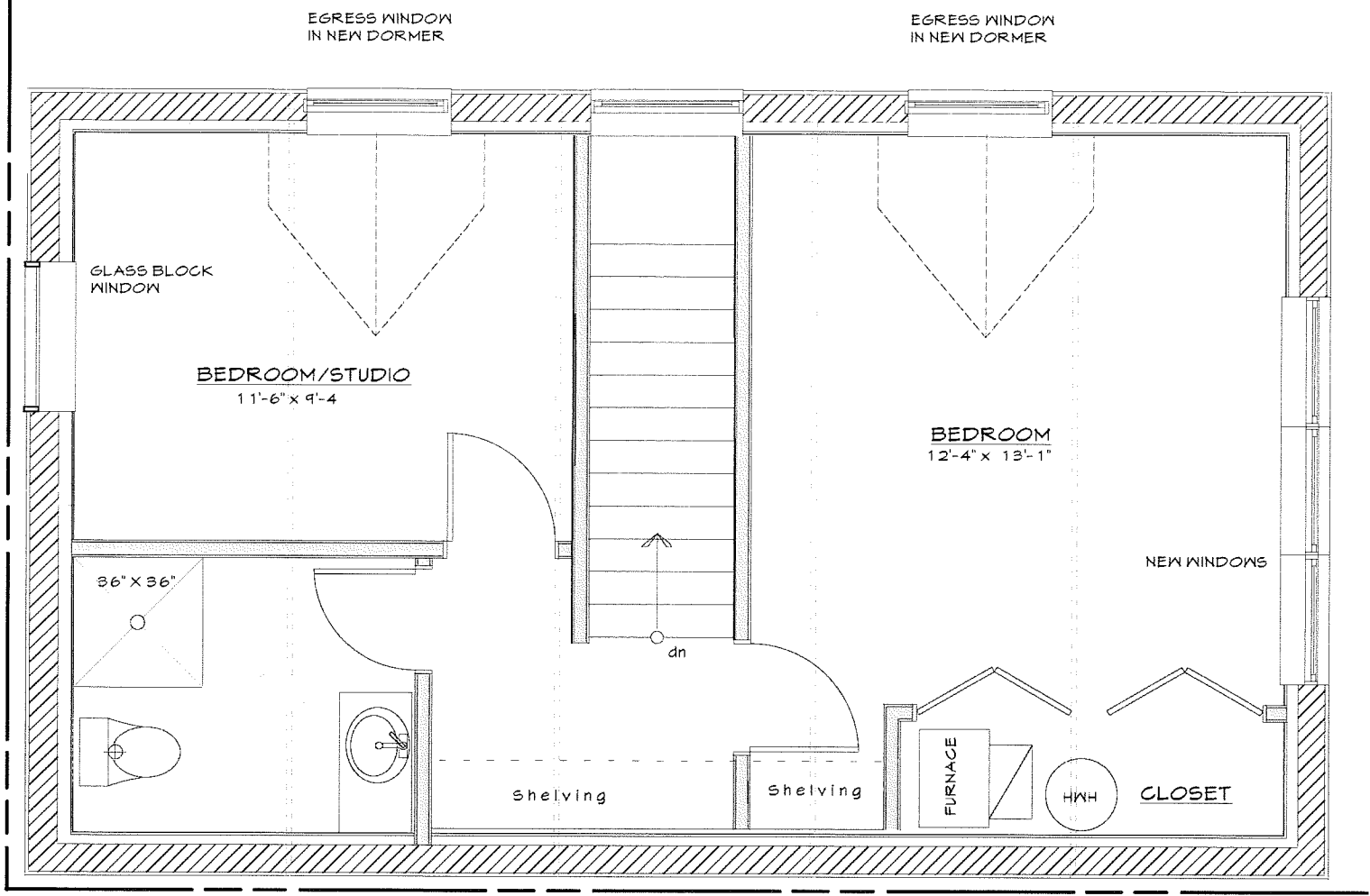
WEST ELEVATION



EAST ELEVATION

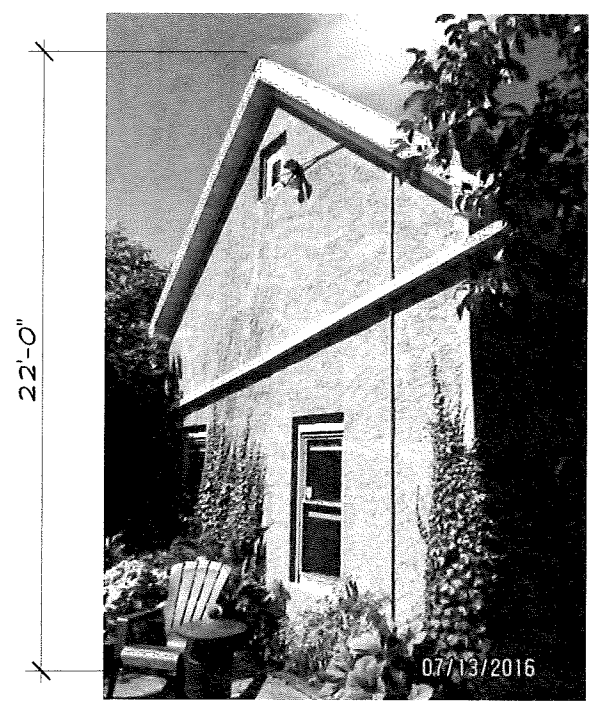


NORTH ELEVATION

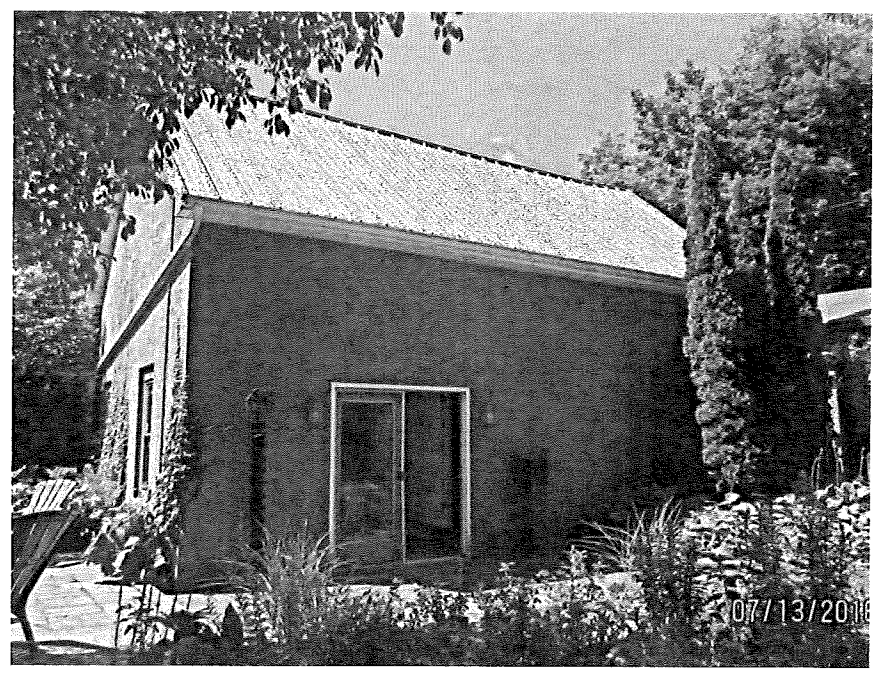


**CARRIAGE HOUSE**  
 2 Proposed SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"

**CARRIAGE HOUSE**  
 1 Proposed FIRST FLOOR PLAN  
 Scale: 1/4" = 1'-0"



VIEW OF EXISTING EAST SIDE



VIEW OF EXISTING NORTH SIDE