



City of Madison

Proposed Rezoning

Location
409 East Washington Avenue

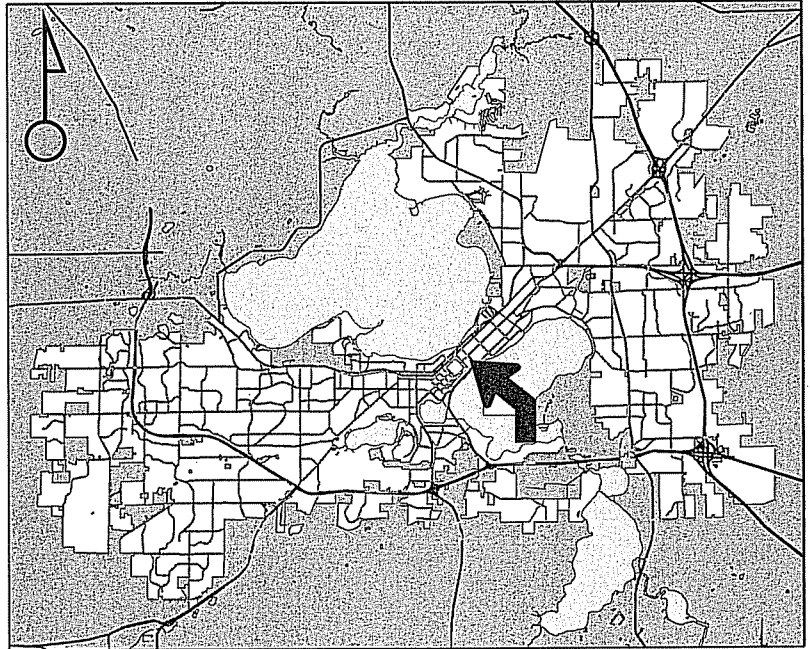
Applicant
Robert C. Metzger

From: UMX To: DR-1

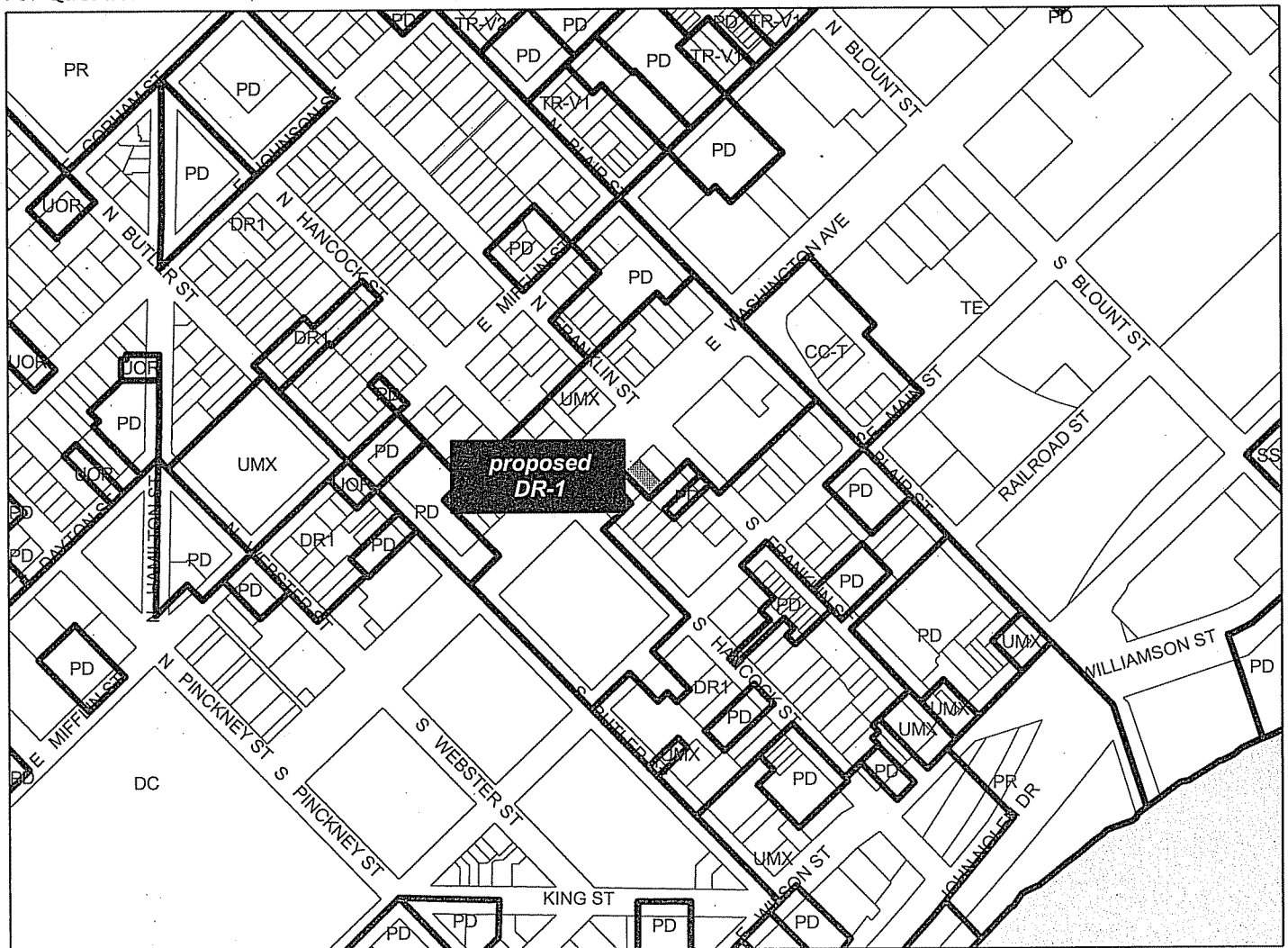
Existing Use
Commercial building

Proposed Use
Convert existing commercial building to single-family residence

Public Hearing Date
Plan Commission
13 January 2014
Common Council
21 January 2014

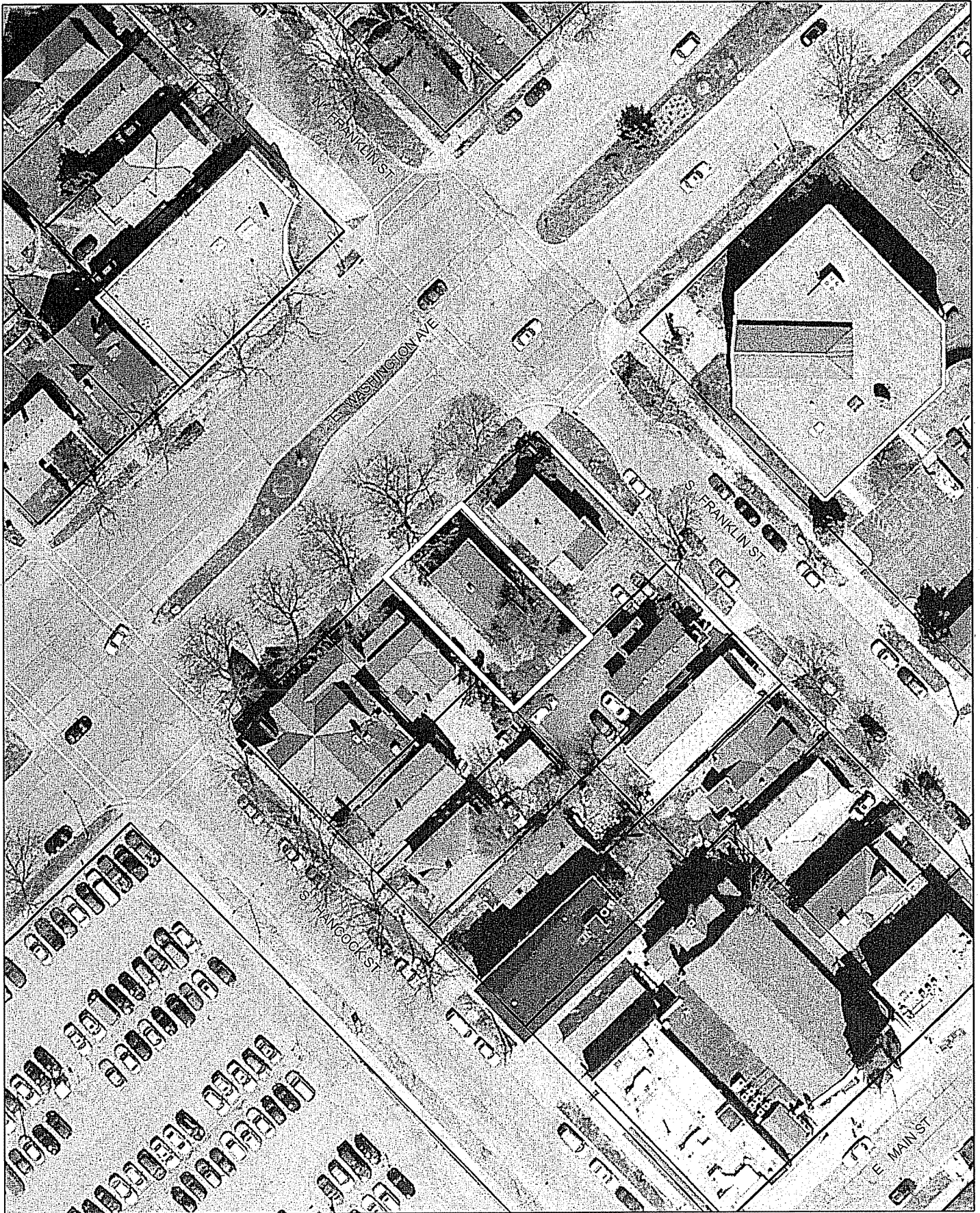


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 January 2014





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:	
Amt. Paid <u>8950</u>	Receipt No. <u>148842</u>
Date Received <u>11/6/13</u>	
Received By <u>JK</u>	
Parcel No. <u>0709-133-1902-0</u>	
Aldermanic District <u>6 - Marsha Rummel</u>	
Zoning District <u>UMX</u>	
Special Requirements <u>HISFS, WP-17, UDD-4</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:** 409 East Washington Avenue
Project Title (if any): N/A

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

- Zoning Map Amendment from UMX to DR1
- 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: Robert C. Metzger **Company:** N/A
Street Address: N4426 Old Hwy 73 **City/State:** Columbus/WI **Zip:** 53925
Telephone: (920) 210-1695 **Fax:** () **Email:** rcmetzger@sbcglobal.net

Project Contact Person: Same **Company:** _____
Street Address: _____ **City/State:** _____ **Zip:** _____
Telephone: () **Fax:** () **Email:** _____

Property Owner (if not applicant): Same
Street Address: _____ **City/State:** _____ **Zip:** _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Convert commercial to single family zoning.

Development Schedule: Commencement N/A Completion N/A

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) *N/A*
- Landscape Plan (including planting schedule depicting species name and planting size) *N/A*
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials) *N/A*
- 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 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:

Marsha Rummel - Dist 6 Jim Skrenty - FSD Chair Email Attached

→ 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: Matt Tucker Date: 10/28/13

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

Name of Applicant Robert C Metzger Relationship to Property: Owner

Authorizing Signature of Property Owner Robert C. Metzger Date 11/5/13

Letter of Intent

409 East Washington Ave

Owner: Robert C Metzger
N4426 Old Hwy 73
Columbus, WI 53703
(920) 344-5000
rcmetzger@sbcglobal.net

The intent of this land use application is to bring the existing use of the property (single family home) into compliance with what zoning code allows as a permitted use. The property is currently zoned UMX which does not allow single family dwellings. A zoning change to DR1 will permit the existing use.

The property was purchased in May 2013 and renovated as a single family home. The alterations were completed with City of Madison building permits and did not affect the function of the property or remove any existing uses.

The previous owner (35 years) used the house as her primary residence and operated a counseling business from within the property. The property was marketed for sale as a single family home.

There are no alterations to the existing property. Included is a site plan of the existing buildings, floor plans and interior/exterior photos.

Existing conditions: Single family home

Project Schedule: No alterations

Proposed Use: No change to existing use

Hours of Operation: N/A (Single family home)

Building SQFT: Approximately 1800 sqft

Dwelling Units: 1

Auto/Bike Parking: 2 Garage Parking Stalls/No Defined Bike Parking

Lot Coverage/ Useable: No changes to existing

Value of Land: \$70,000

Estimated Project Cost: N/A (No alterations)

Jobs Created: N/A

Public Subsidy Req.: N/A

409 East Washington Ave

Lot Number: 0

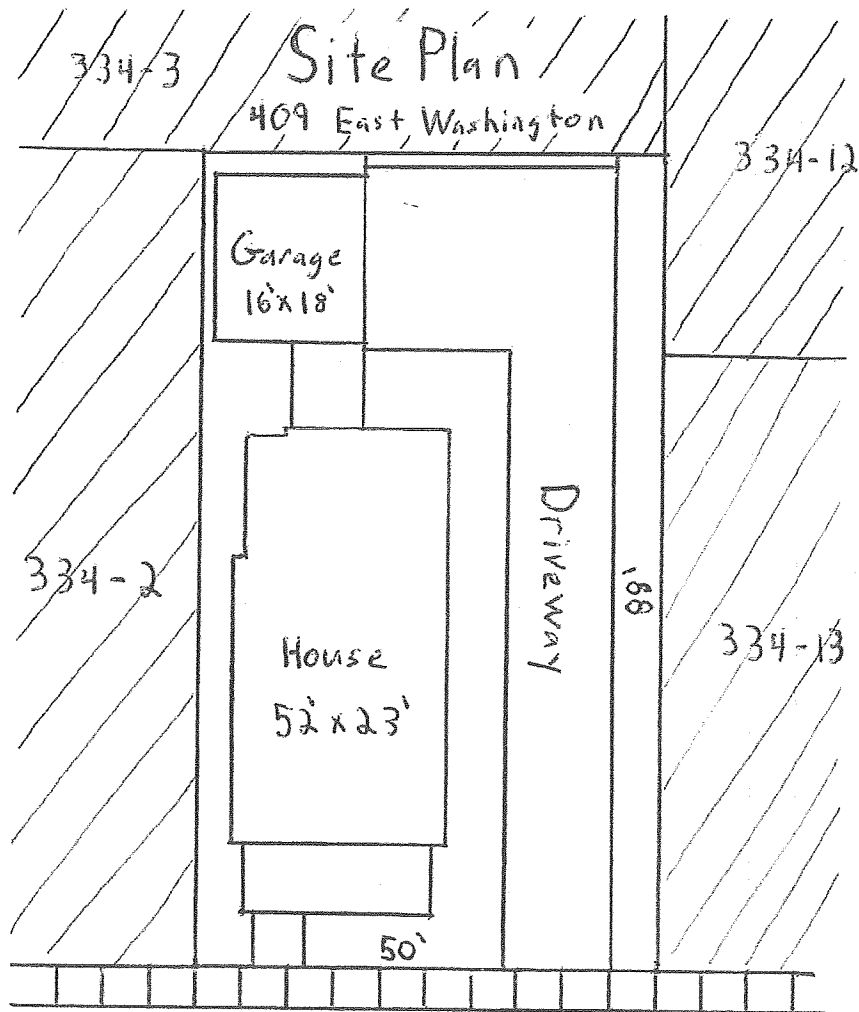
Block: 0

ORIGINAL PLAT, BLK 267, SW 1/2 OF NE 1/2 OF LOT 1 & SW 1/2 OF NE 1/2 OF NW 22 FT OF LOT 2.

Parcel Number: 0709-133-1902-0

Property Type: Office converted sm.

Assessment Area: 9934



1 inch = 20 ft E. Washington St.

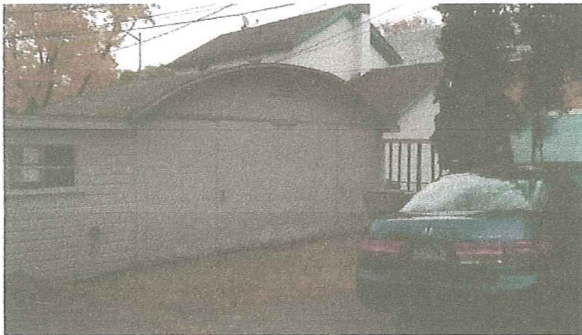
409 East Washington Photos



View from E. Washington



View from E. Washington



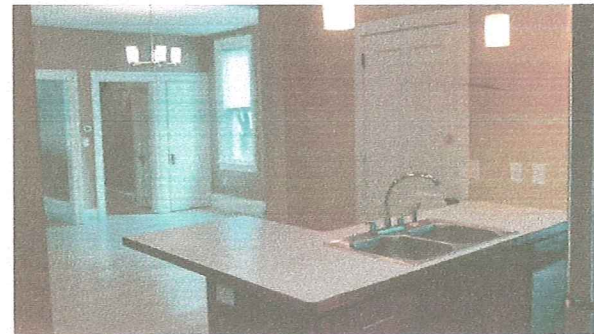
View of Garage



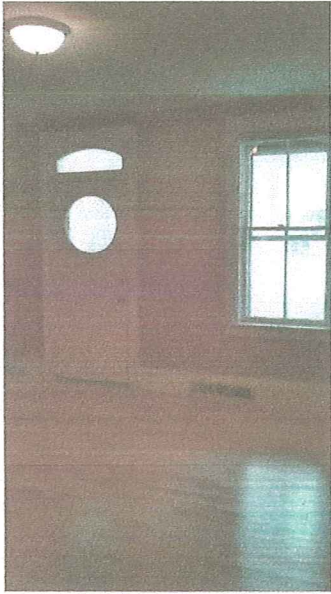
View of Rear



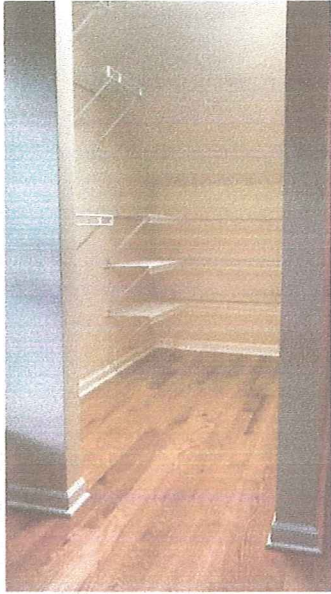
Kitchen



Dining Room



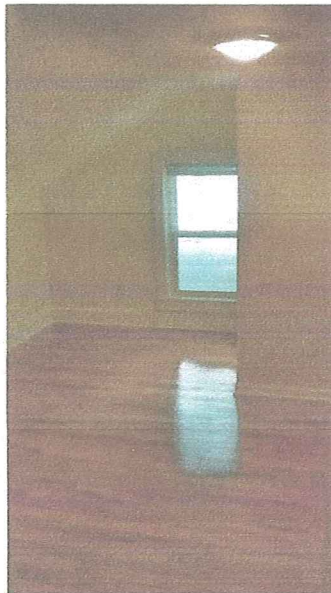
Living Room



Bedroom Closet



Entry



Bedroom

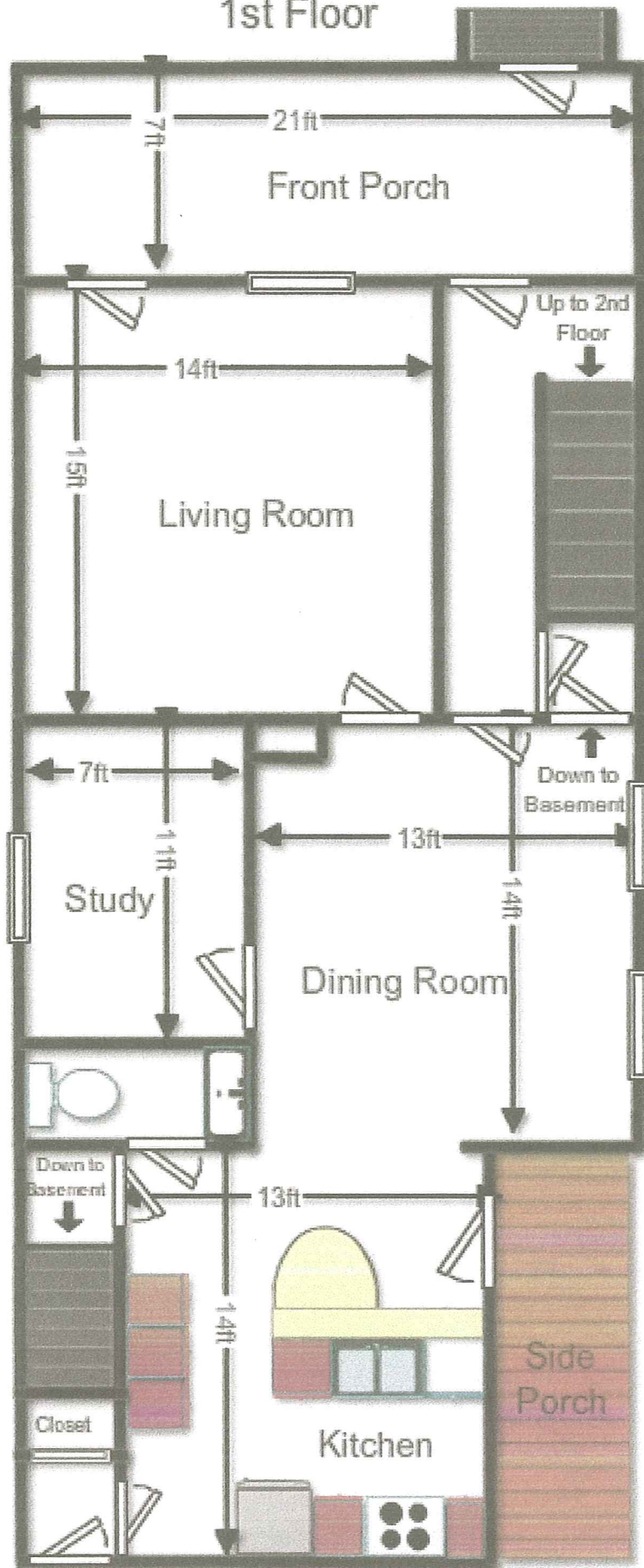


Bathroom



Stairs

409 E. Washington Ave
1st Floor



409 E. Washington Ave
2nd Floor

