



City of Madison

Conditional Use

Location
335 W Lakeside Street

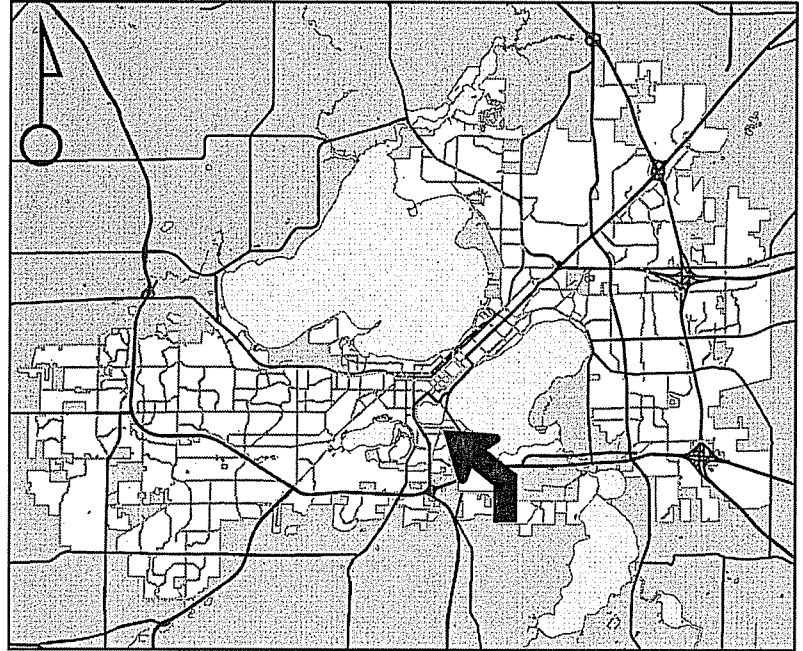
Project Name
Thiel Dwelling Unit Addition

Applicant
Thiel Properties / Rya Schultz

Existing Use
Mixed Use Commercial / Residential Building

Proposed Use
Add dwelling unit in existing mixed-use building

Public Hearing Date
Plan Commission
16 October 2017

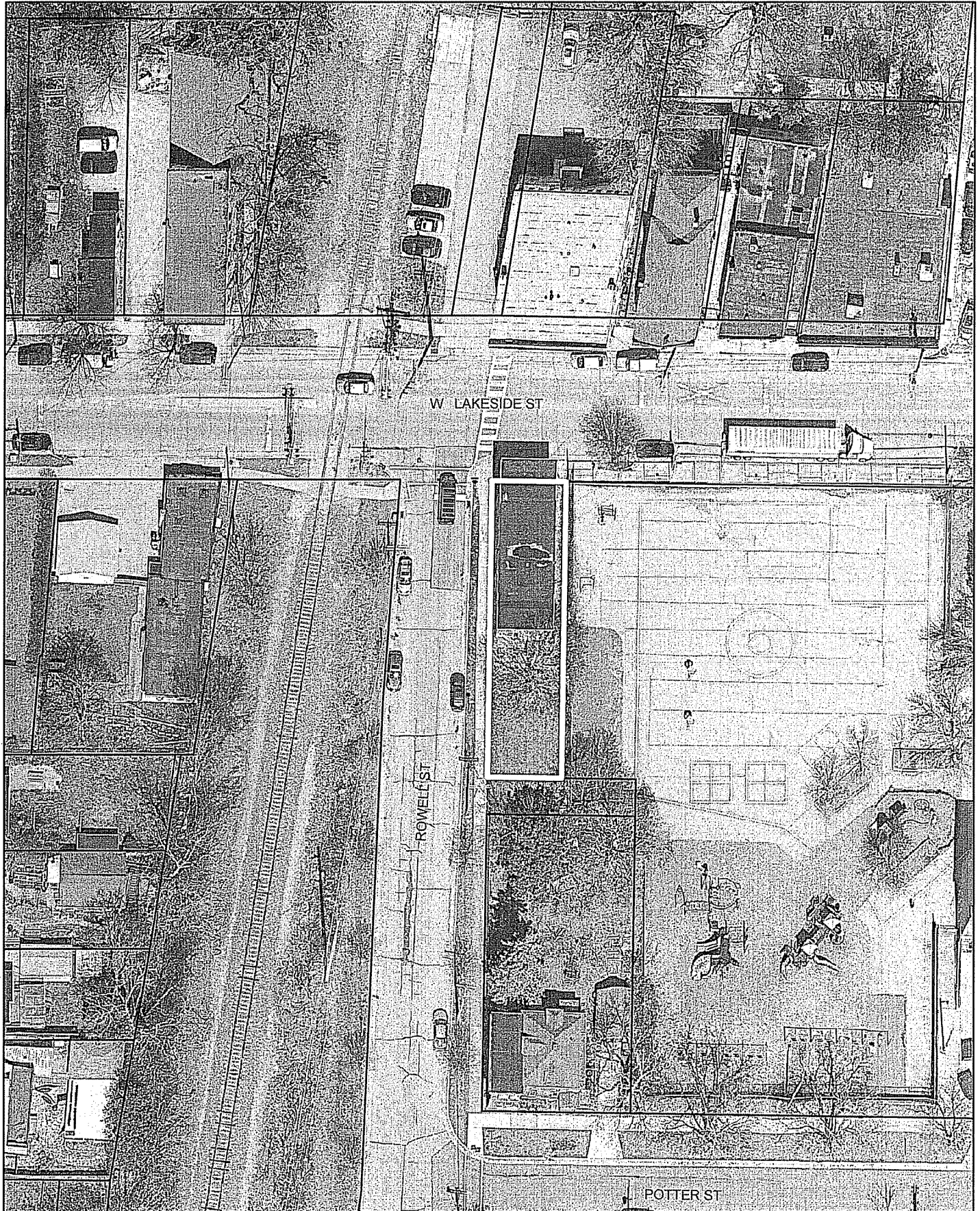


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 9 Oct 2017



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid \$600 Receipt # 034522-0002
Date received 9/5/17
Received by af
Parcel # 0709-261-0501-0
Aldermanic district 13 - Eskrich
Zoning district NMX
Special requirements Ex Co?
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 335 W. Lakeside St. | Madison, WI
Title: 335 W. Lakeside St.

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Ryan Schultz Company OpeningDesign
Street address 312 W. Lakeside St. City/State/Zip Madison, WI 53589
Telephone 773.425.6456 Email ryan@openingdesign.com

Project contact person Ryan Schultz Company OpeningDesign
Street address 312 W. Lakeside St. City/State/Zip Madison, WI 53589
Telephone 773.425.6456 Email ryan@openingdesign.com

Property owner (if not applicant) Thiel Properties
Street address PO Box 73 City/State/Zip Oregon, WI 53575
Telephone 608.658.1490 Email thielproperties@aol.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Seeking a conditional use approval relative to Sec. 28.151(f) - Dwelling Units in Mixed-Use Buildings. Specifically, this proposal seeks to reduce the non-residential use from (75%) to (61%).

Scheduled start date A.S.A.P. Planned completion date A.S.A.P.

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of submittal materials including Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells Date 6/26/2017
Zoning staff Jenny Kirchgatter Date 6/26/2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

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), business association(s), AND the dates you sent the notices: Alder Sara Eskrich, 608-669-6979, district13@cityofmadison.com Jim Kreft, 608-509-4917, baycreek.contact@gmail.com

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant Ryan Schultz Relationship to property Architect

Authorizing signature of property owner Bonnie Thiel Date 9-5-17

To:

City of Madison
Plan Commission
126 S. Hamilton St.
Madison, WI 53701-2985

From:

Architect	Owner
OpeningDesign	Thiel Properties
Attn: Ryan Schultz	Attn: Bonnie & Jerry Thiel
312 W. Lakeside St	PO Box 73
Madison, WI 53715	Oregon, WI 53575

Dear Plan Commission,

The owners of 335 West Lakeside Street, Bonnie & Jerry Thiel, are seeking a conditional use approval relative to *Sec. 28.151(f) - Dwelling Units in Mixed-Use Buildings*. Specifically, this proposal is requesting a reduction of the first floor footprint of a non-residential use from the required 75%, down to 61%.

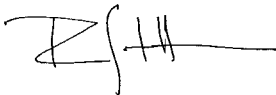
A number of years ago, the city had lowered the elevation of Rowell street along the west side of the building. As a result, the two car garage on the south side of the first floor commercial tenant, was rendered inaccessible. In order to re-utilize the garage in some fashion, the owners renovated the space into a studio apartment.

At the time they were unaware that the renovation required a permit, however, due to their desire to renovate the apartment again, they are requesting that this existing residential unit would be allowed to infringe slightly on the 75% minimum requirement of a non-residential area. In other words, 61% of the 1st floor would be allocated to existing commercial, and the remaining 39%, allocated to the existing residential unit.

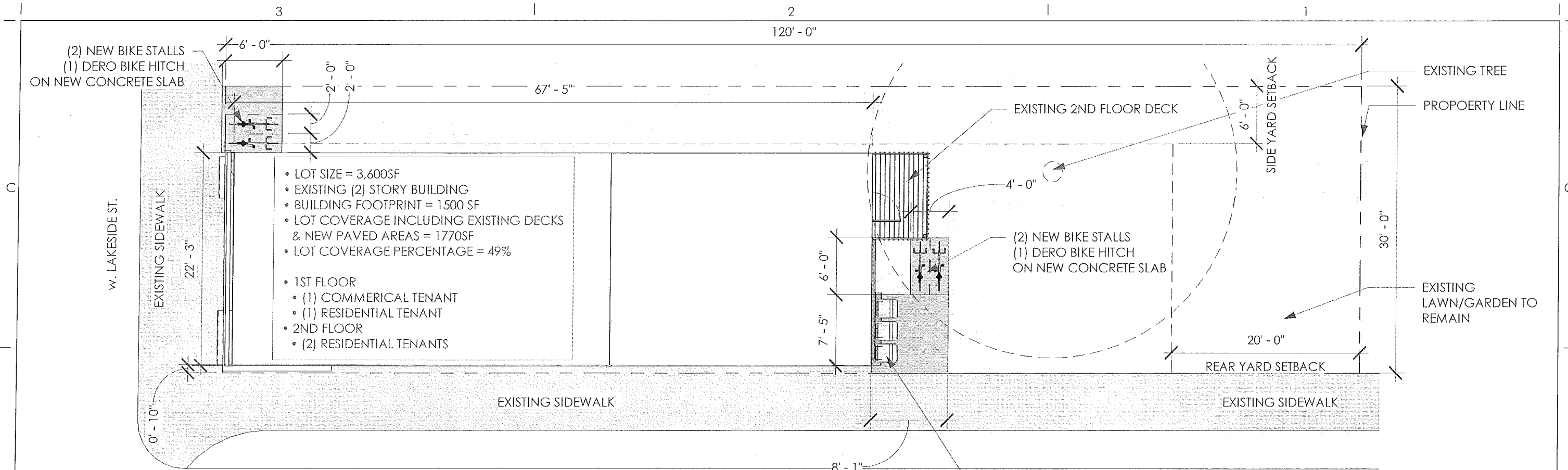
As the public interest is concerned, due to the fact that this first floor residence has been existing for a number of years, it is speculated there will no additional burden to the interests of the surrounding community.

In addition, this application proposes the introduction of (4) bike stalls-(2) for the commercial unit to the north and (2) for the (3) residential units on the 1st and 2nd floors.

Thank you for your consideration,



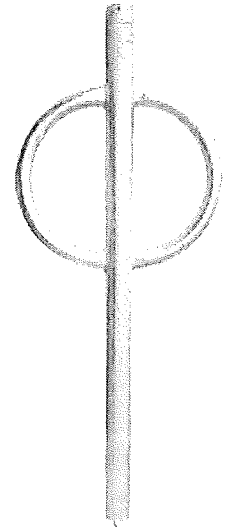
Ryan Schultz
OpeningDesign



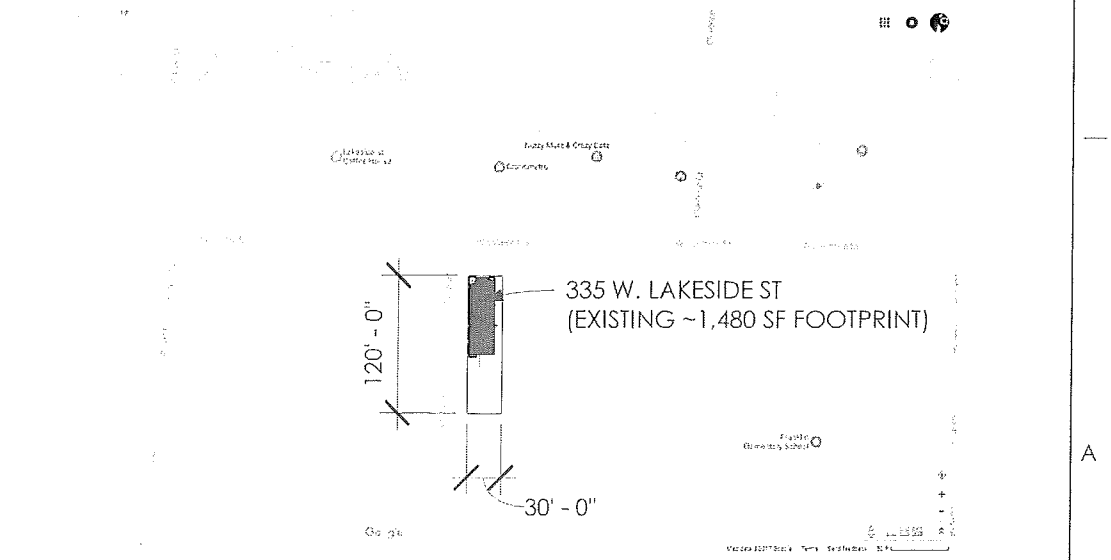
- LOT SIZE = 3,600SF
 - EXISTING (2) STORY BUILDING
 - BUILDING FOOTPRINT = 1500 SF
 - LOT COVERAGE INCLUDING EXISTING DECKS & NEW PAVED AREAS = 1770SF
 - LOT COVERAGE PERCENTAGE = 49%
- 1ST FLOOR
 - (1) COMMERCIAL TENANT
 - (1) RESIDENTIAL TENANT
 - 2ND FLOOR
 - (2) RESIDENTIAL TENANTS

- LOT SIZE: 3,600SF
- EVERYTHING EXCEPT THE NEW BIKE RACKS AND ASSOCIATED PAVING, IS EXISTING

3B Site Plan
1" = 10'-0"



3A Image of Proposed Bike Rack
12" = 1'-0"



2A Vicinity Map
1" = 160'-0"



Architect: OpeningDesign
 312 W. Lakeside Street | Madison, WI 53715
 ryan@openingdesign.com | 773.425.6456

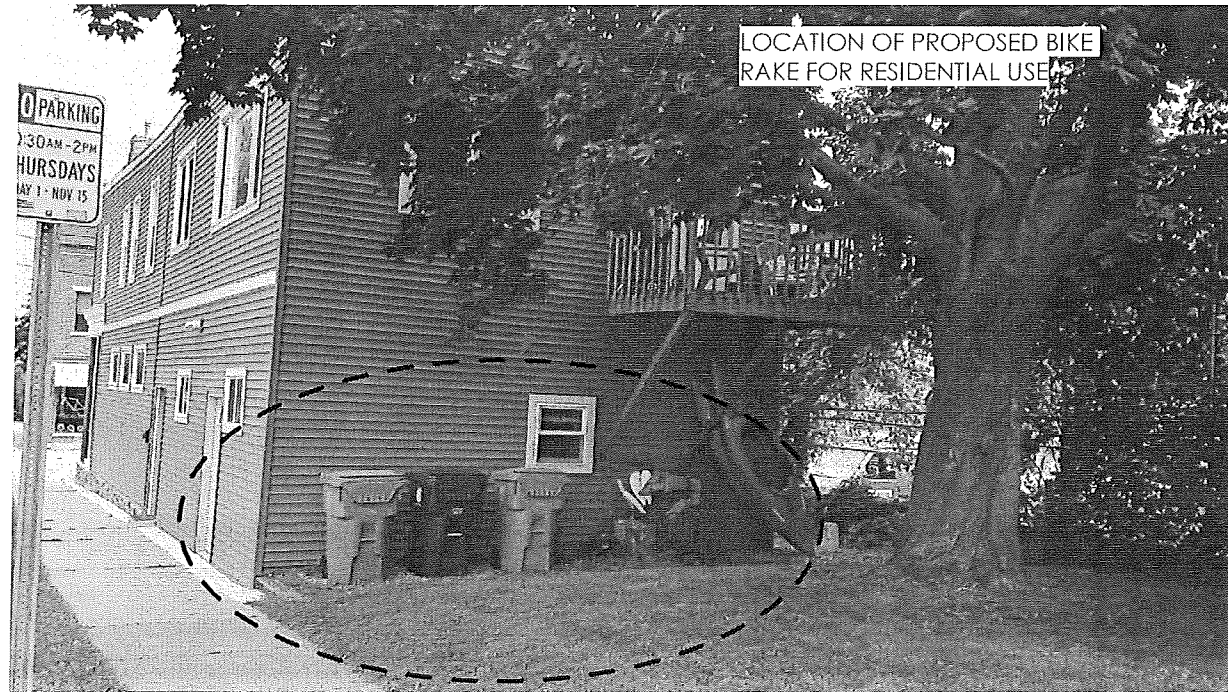
335 West Lakeside Street
 Madison, WI
 10/16/2017 - Site Plan - (A001)



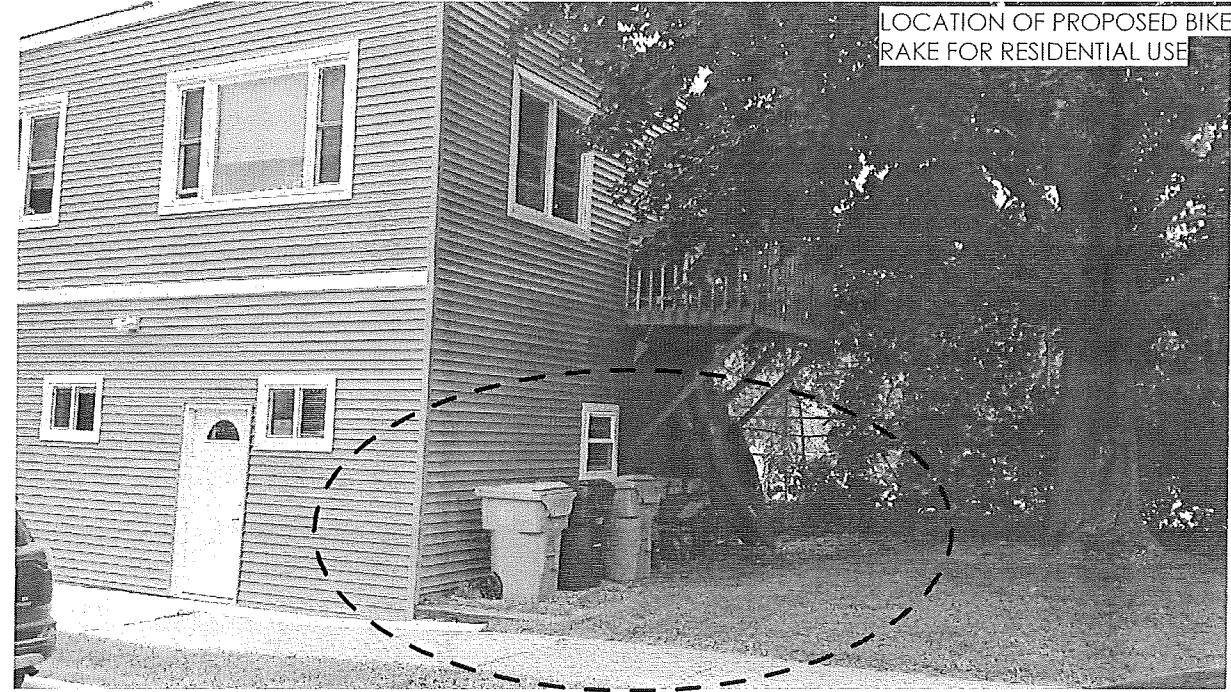
3B Existing Photo - North Side of Building
12" = 1'-0"



2B Existing Photo - North & West Side of Building
12" = 1'-0"



3A Existing Photo - South & West Side of Building
12" = 1'-0"



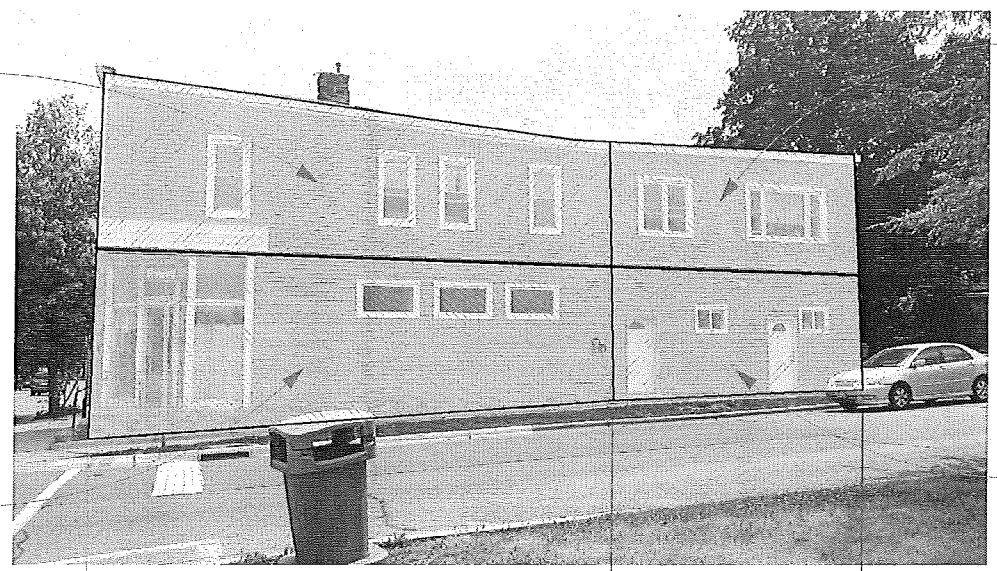
2A Existing Photo - South Side of Building
12" = 1'-0"



- LOT SIZE = 3,600SF
 - EXISTING (2) STORY BUILDING
 - BUILDING FOOTPRINT = 1500 SF
 - LOT COVERAGE INCLUDING EXISTING DECKS & NEW PAVED AREAS = 1770SF
 - LOT COVERAGE PERCENTAGE = 49%
-
- 1ST FLOOR
 - (1) COMMERCIAL TENANT
 - (1) RESIDENTIAL TENANT
 - 2ND FLOOR
 - (2) RESIDENTIAL TENANTS

RESIDENTIAL (R) TENANT (1)
~(895sf)

RESIDENTIAL (R) TENANT (2)
~(523sf)



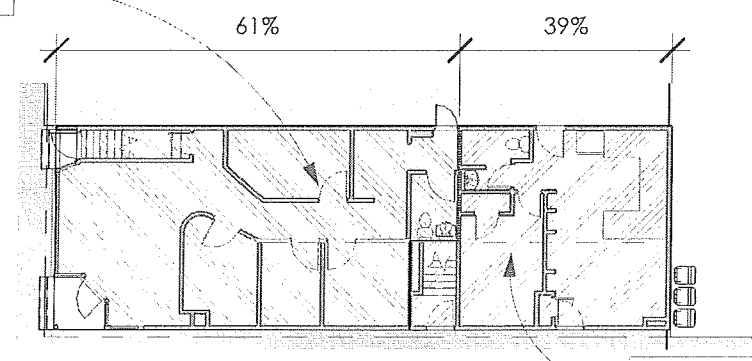
BUSINESS (B) TENANT (1)
~(895 sf)

RESIDENTIAL TENANT (2)
~(565 sf)

895sf (61%) 565sf (39%)

3B DIAGRAM - ELEVATION - EXISTING
1/16" = 1'-0"

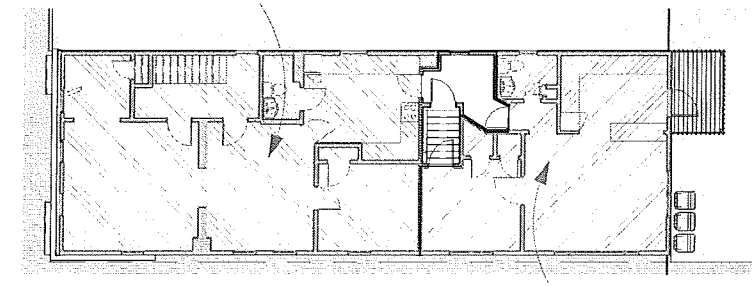
BUSINESS (B) TENANT
~(895sf)



BUSINESS (B) TENANT (2)
~(565sf)

3A AREA DIAGRAM - 1ST FLOOR - EXISTING
1" = 20'-0"

RESIDENTIAL (R) TENANT (1)
~(895sf)



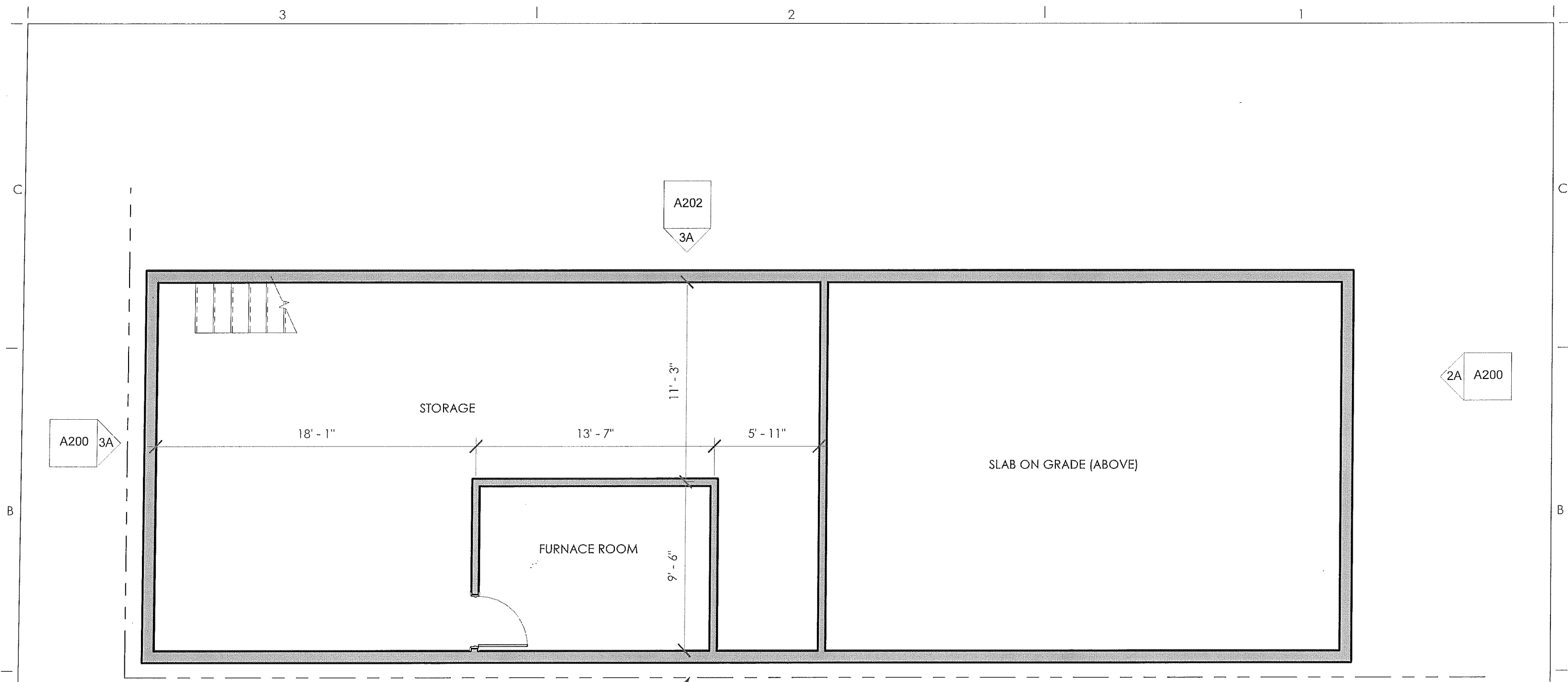
RESIDENTIAL (R) TENANT (2)
~(523sf)

2A AREA DIAGRAM - 2ND FLOOR - EXISTING
1" = 20'-0"



Architect: OpeningDesign
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ryan@openingdesign.com | 773.425.6456

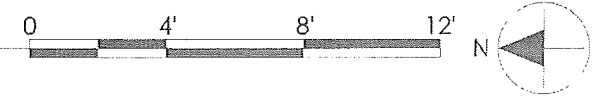
335 West Lakeside Street
Madison, WI
10/16/2017 - Proposed Conditional Uses - (A003)



• EVERYTHING EXCEPT THE NEW BIKE RAKES AND ASSOCIATED PAVING, IS EXISTING

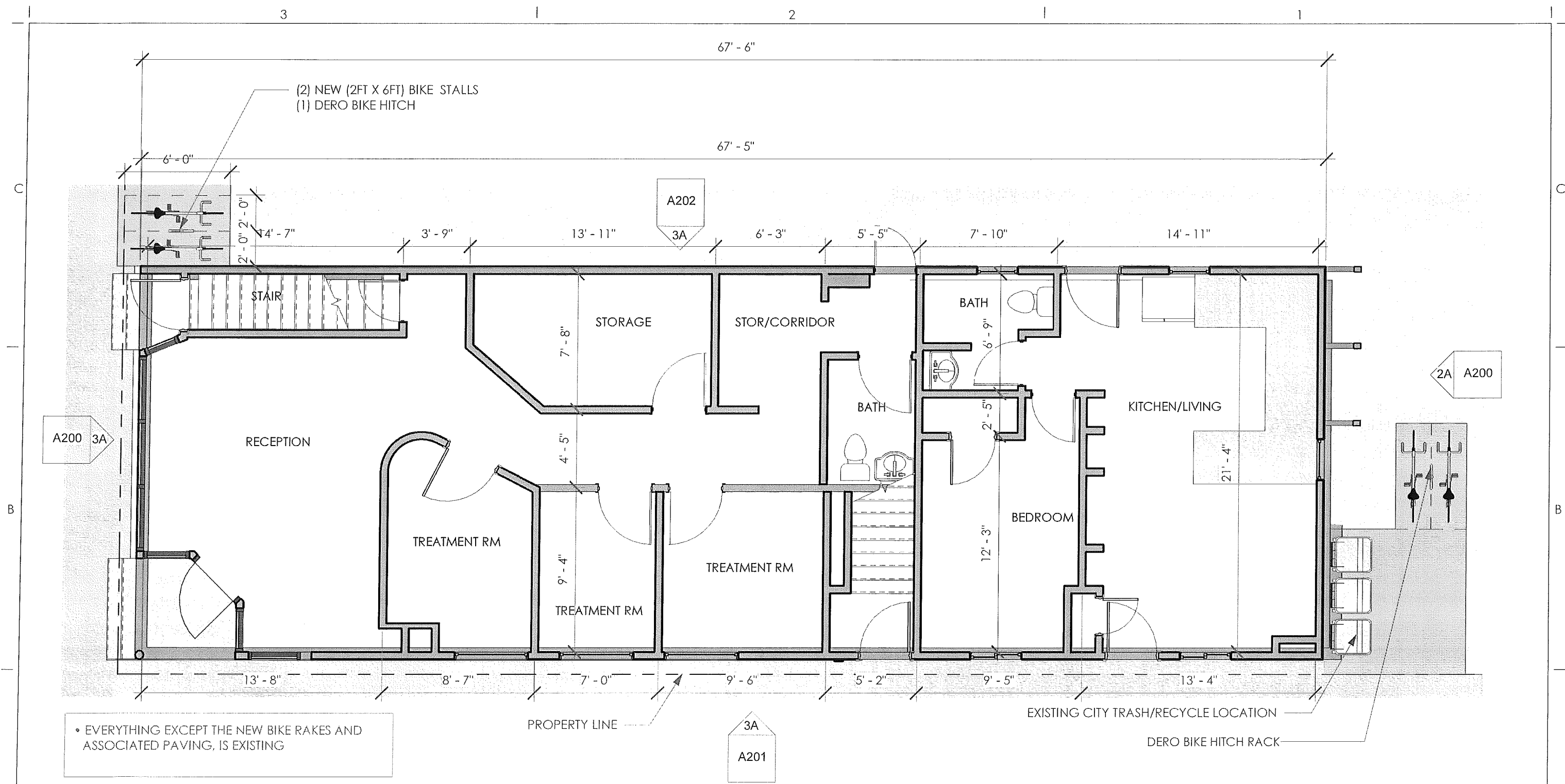
PROPERTY LINE

3A Existing Basement Floor Plan
3/16" = 1'-0"



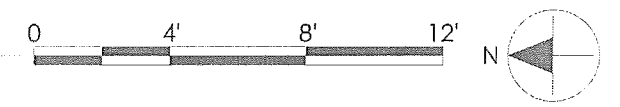
Architect: OpeningDesign
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335 West Lakeside Street
Madison, WI
10/16/2017 - Floor Plan - Basement - (A100)



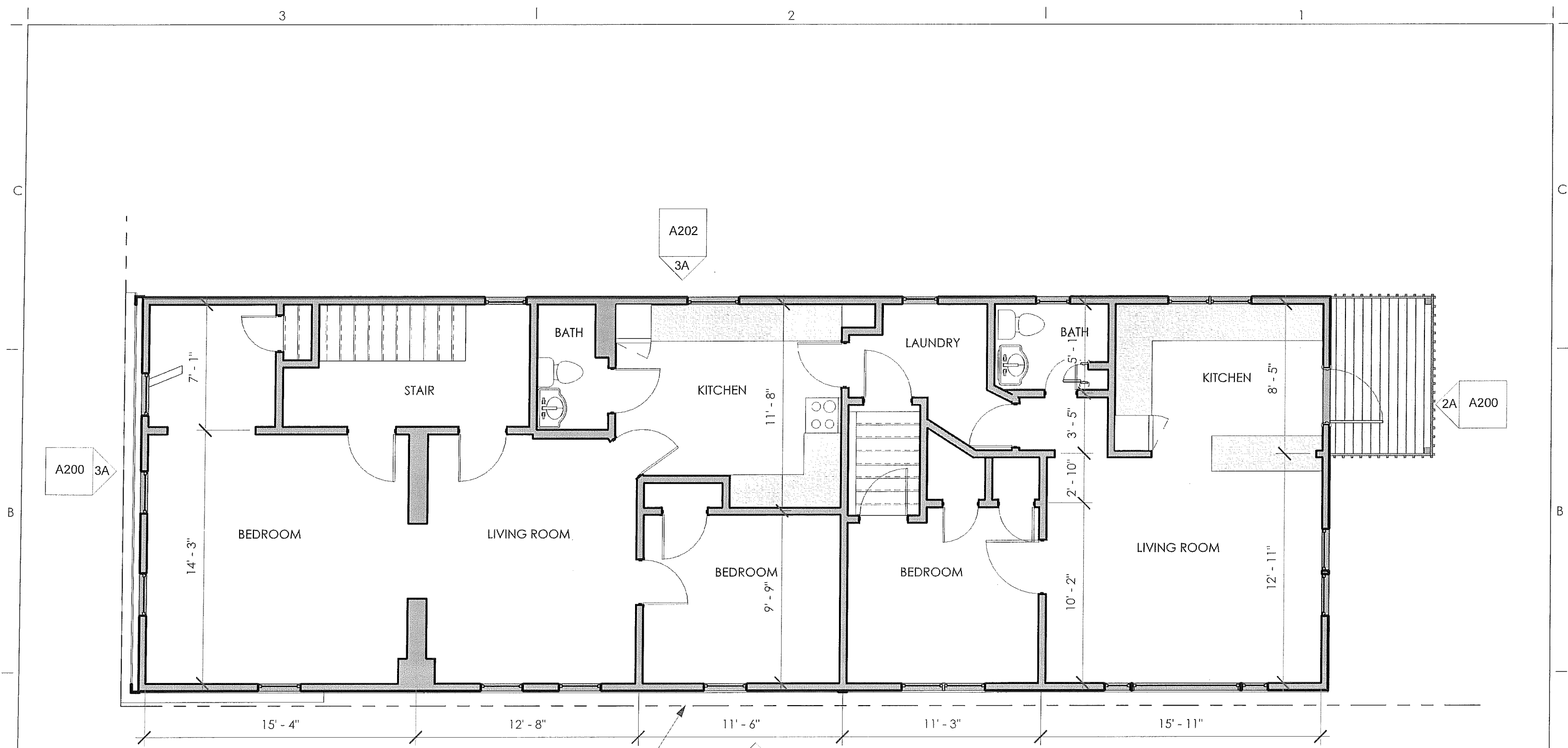
• EVERYTHING EXCEPT THE NEW BIKE RAKES AND ASSOCIATED PAVING, IS EXISTING

3A Existing 1st Floor Plan
 3/16" = 1'-0"



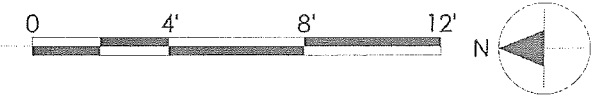
Architect: OpeningDesign
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 ryan@openingdesign.com | 773.425.6456

335 West Lakeside Street
 Madison, WI
 10/16/2017 - Floor Plan - 1st Floor - (A101)



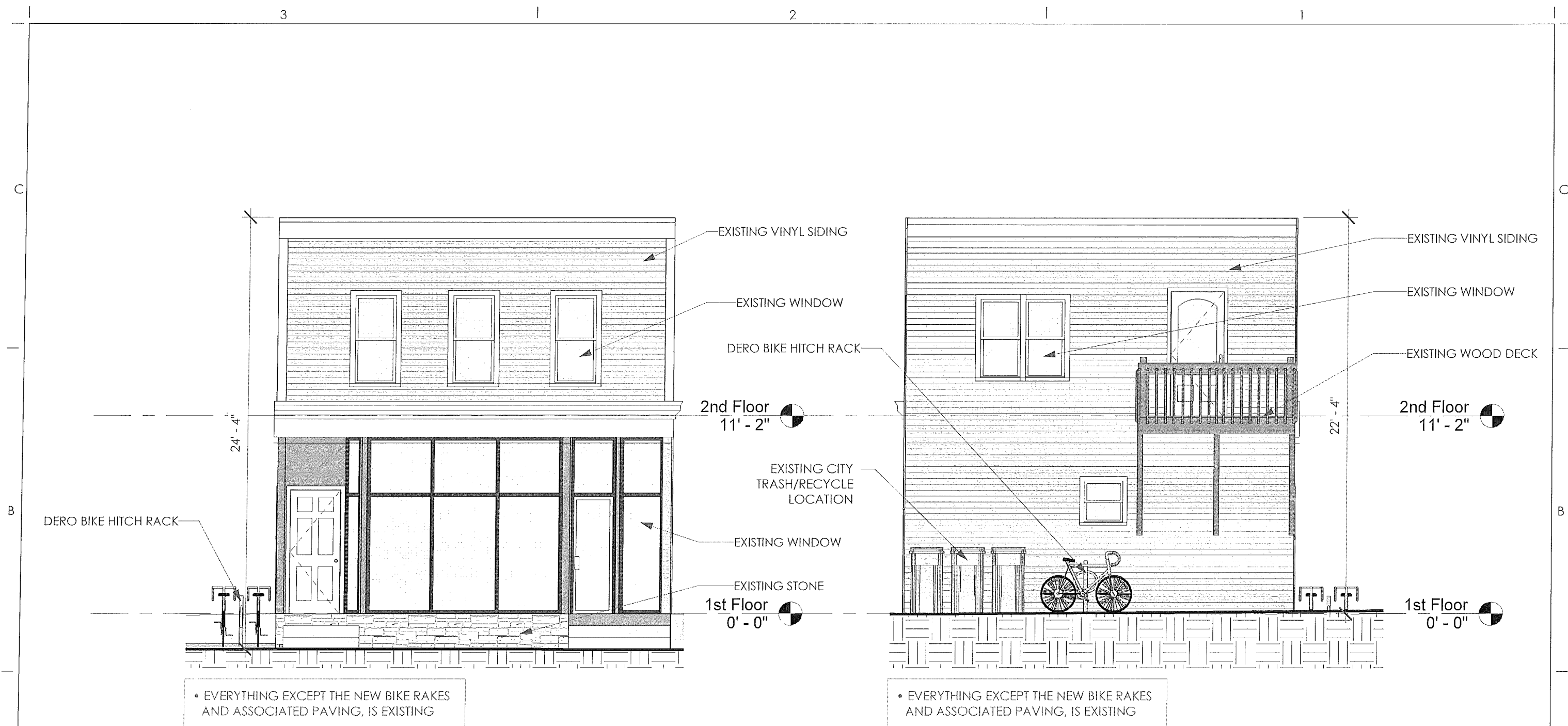
• EVERYTHING EXCEPT THE NEW BIKE RAKES AND ASSOCIATED PAVING, IS EXISTING

3A Existing 2nd Floor Plan
3/16" = 1'-0"



Architect: OpeningDesign
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335 West Lakeside Street
Madison, WI
10/16/2017 - Floor Plan - 2nd Floor - (A102)



Architect: OpeningDesign

312 W. Lakeside Street | Madison, WI 53715

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335 West Lakeside Street
Madison, WI

10/16/2017 - Elevations - North & South - (A200)



• EVERYTHING EXCEPT THE NEW BIKE RAKES AND ASSOCIATED PAVING, IS EXISTING

3A Elevation - West
3/16" = 1'-0"



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335 West Lakeside Street
Madison, WI
10/16/2017 - Elevation - West - (A201)



EXISTING WOOD DECK

EXISTING WINDOW

EXISTING VINYL SIDING

2nd Floor
11'-2"

DERO BIKE HITCH RACK

1st Floor
0'-0"

EXISTING CITY TRASH/RECYCLE LOCATION

DERO BIKE HITCH RACK

• EVERYTHING EXCEPT THE NEW BIKE RACKS AND ASSOCIATED PAVING, IS EXISTING

3A Elevation - East
3/16" = 1'-0"



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ryan@openingdesign.com | 773.425.6456

335 West Lakeside Street
Madison, WI
10/16/2017 - Elevation - East - (A202)