



City of Madison

Proposed Rezoning and Conditional Use

Location

109 East Lakeside Street

Applicant

Janelle Munns - Lakeside 109, LLC/
Jim Glueck - Glueck Architects

From: TR-V1 To: LMX

Existing Use

Residential building

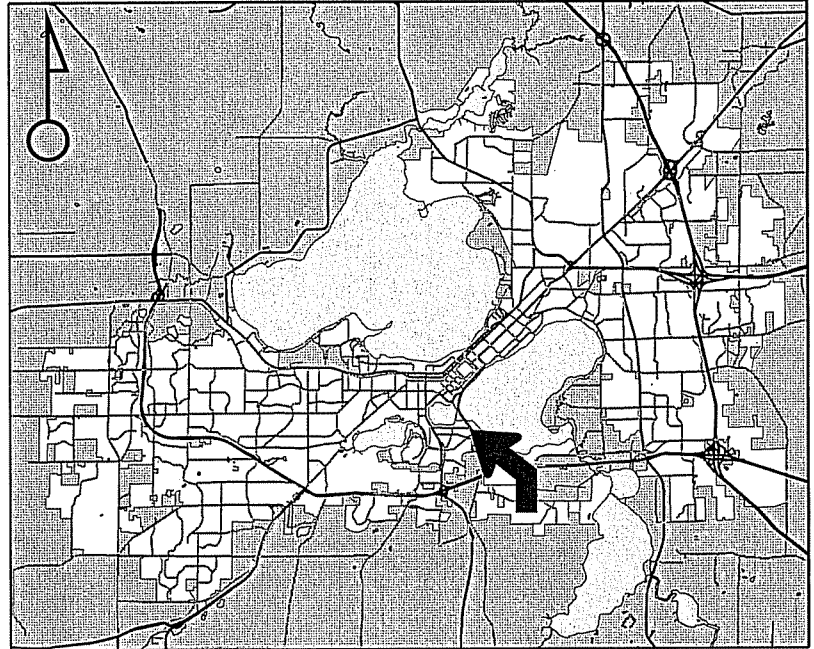
Proposed Use

Rezone property with Conditional Use to allow for the establishment of a furniture and household goods store with upper floor dwelling unit.

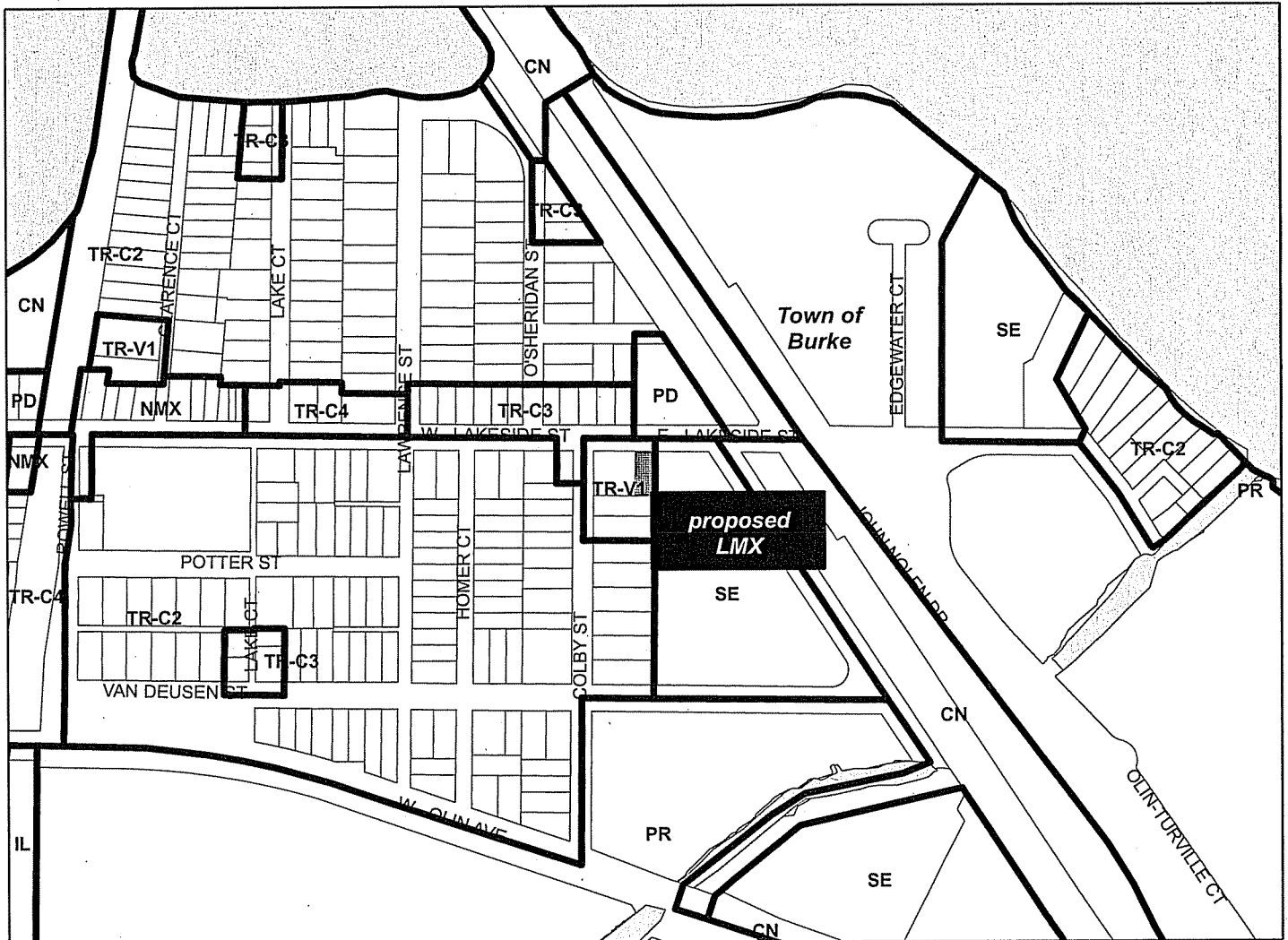
Public Hearing Date

Plan Commission
10 August 2015

Common Council
01 September 2015

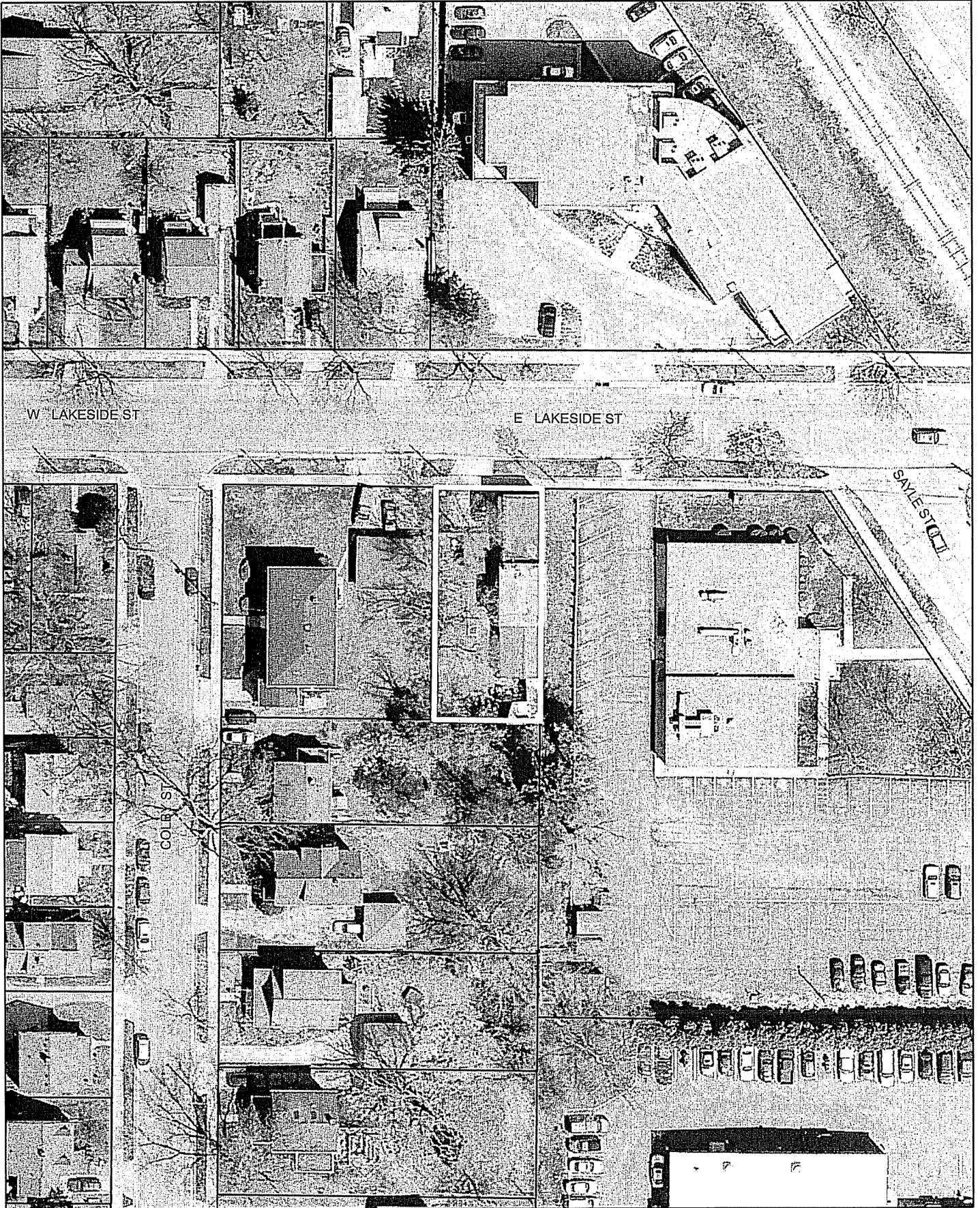


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 August 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:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
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: 109 E. Lakeside St, Madison, WI 53715
 Project Title (if any): Vintage 109

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

- Zoning Map Amendment from TR-VI to LMX
- 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: Janelle Munns Company: LAKESIDE 109 LLC
 Street Address: 818 W. Lakeside St City/State: Madison, WI Zip: 53715
 Telephone: (608) 320-7085 Fax: () Email: janellemunns@gmail.com

Project Contact Person: Jim Glueck Company: Glueck Architects
 Street Address: 116 North Fenwick St City/State: Madison, WI Zip: 53703
 Telephone: (608) 251-2557 Fax: () Email: glueckarch@sbcglobal.net

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: Rezone building to LMX
Create separate dwelling unit 2nd floor. Restore building, make disability
accessibility, Mid Century/Retro Store on ground floor
 Development Schedule: Commencement 9/15 Completion 9/16

5-6

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 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:

See attached. Attended neighborhood meeting 9-18-14 and 5-11-15

→ 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: Kevin Firchow Date: 9-18-14 Zoning Staff: Matthew Tucker/Date: 9-18-14
Development Assistance Team meeting on 5-28-15

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

Name of Applicant Janelle Munns Relationship to Property: Owner

Authorizing Signature of Property Owner Janelle Munns Date 6-4-15

Wednesday, June 10, 2015

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 Rezoning/Conditional Use application package for the City of Madison Plan Commission's approval. This application is for the property located at 109 East Lakeside Street, Madison, Wisconsin 53715. The property is located in the Bay Creek Neighborhood, which is within Madison Common Council District 13.

There is one building on this property. It is a two-story structure with a partial second story. This site is currently zoned TR-V1. We are looking to rezone the property to LMX zoning, which will allow our intended use, which is retail on the first floor with one dwelling unit on the second floor. The retail use is sales of vintage items, including furniture, housewares and clothing, which requires a Conditional Use.

We have already had several meetings with City staff regarding this request, and have spoken to the area alderperson, Lucas Dailey and then Sara Eskrich, who has no objections to this use. We have also presented to the Bay Creek Neighborhood Association, and there was general support expressed at that meeting.

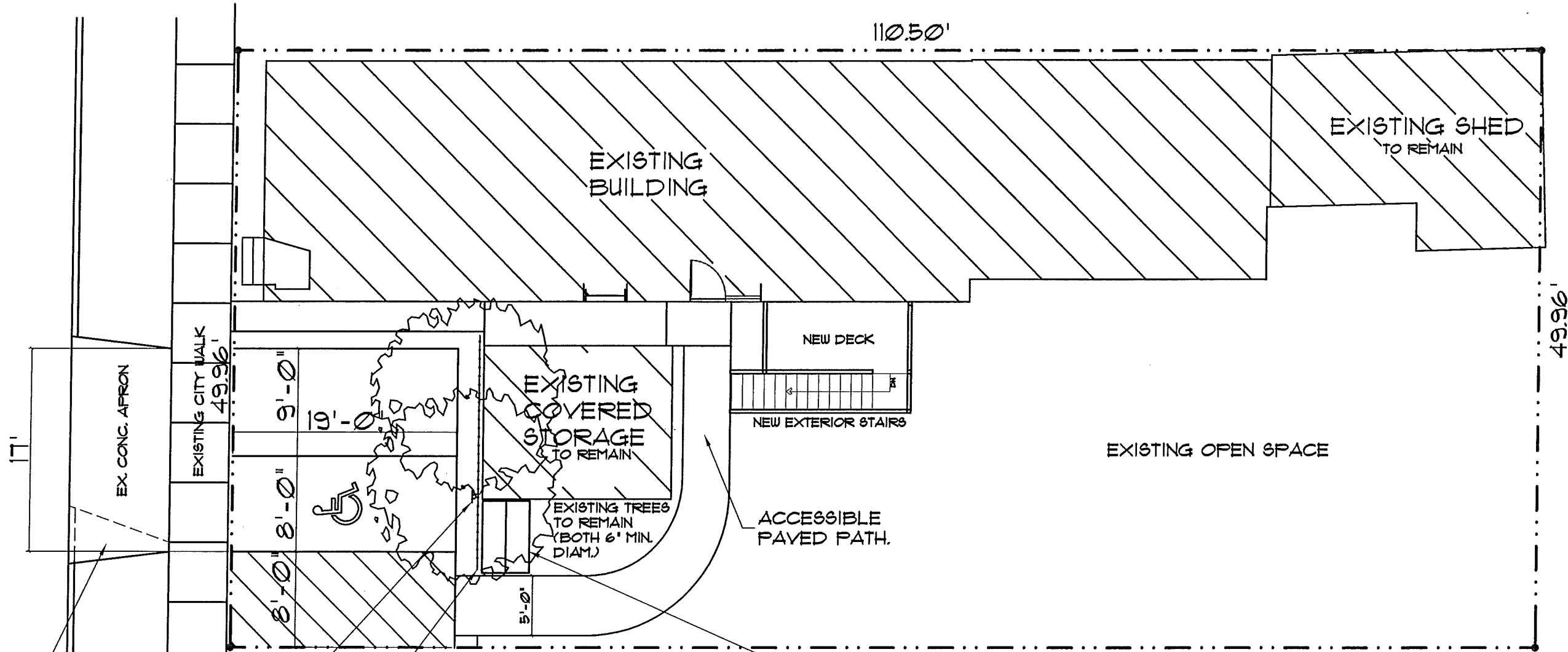
There will be major interior construction work and moderate exterior construction work, as outlined in our drawings. It will be completed within 12 months of city signoff on our conditional use.

The site for this project is 0.126 acres or 5500 square feet.

First floor (retail) is 1650 square feet gross.
Second floor (residential) is 510 square feet gross

Hours of operation of the retail space are as follows:
Monday through Saturday, 10 am to 6 pm
Sunday, noon to 5 pm

EAST LAKESIDE STREET



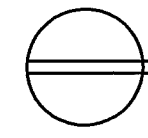
ADD CONC. EXTENSION TO EXISTING APRON.

'VAN ACCESSIBLE' SIGNAGE AND MARKINGS.

EXISTING SOLID WOOD 6' HT. FENCE. REPLACE GATE WITH NEW GATE MEETING IBC ACCESS REQTS.

NEW 4' X 6' CONC. PAD FOR BIKE PARKING PER CITY REQTS. MADRAX SPARTAN SINGLE SIDE. 2 SPACES.

NEW ASPHALT PAVING AT ENTIRE PARKING AREA, SLOPED AT 2% MAX. TO DRAIN TO STREET.

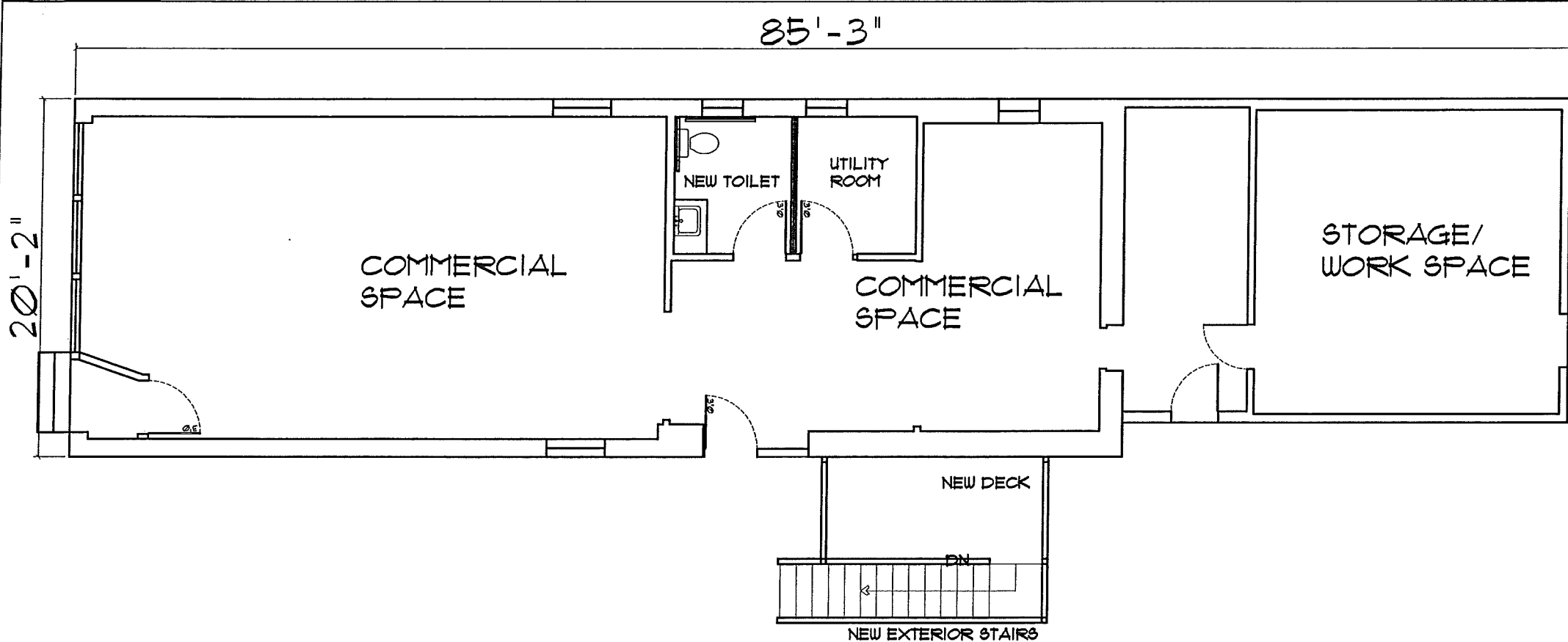


SITE PLAN

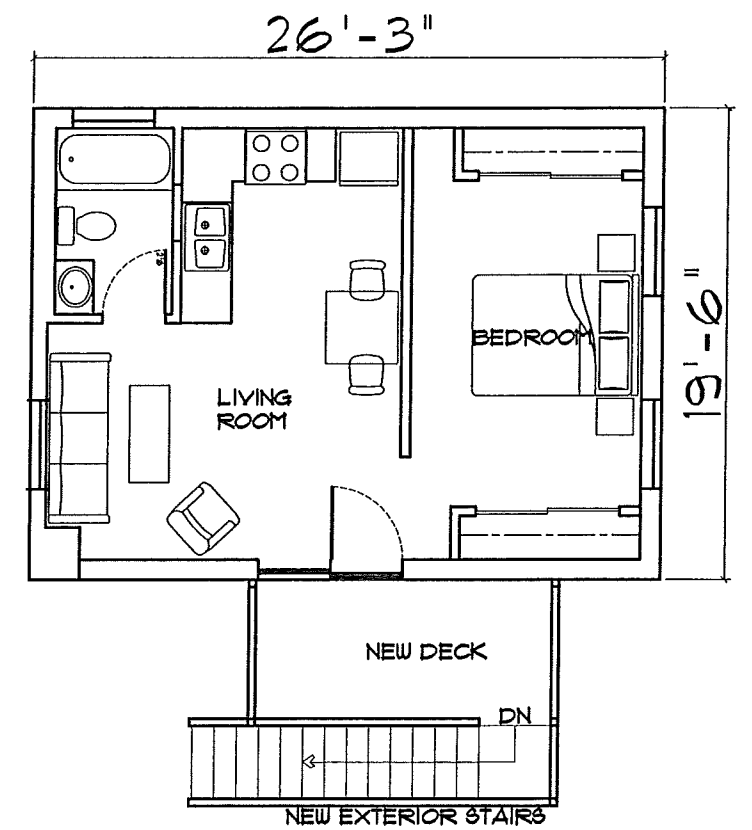
SCALE 1" = 10'

SEE SURVEY FOR MORE SITE DIMENSIONS. NO NEW STRUCTURES ARE BEING ADDED EXCEPT FOR DECK AND STAIRS FOR SECOND FLOOR UNIT.

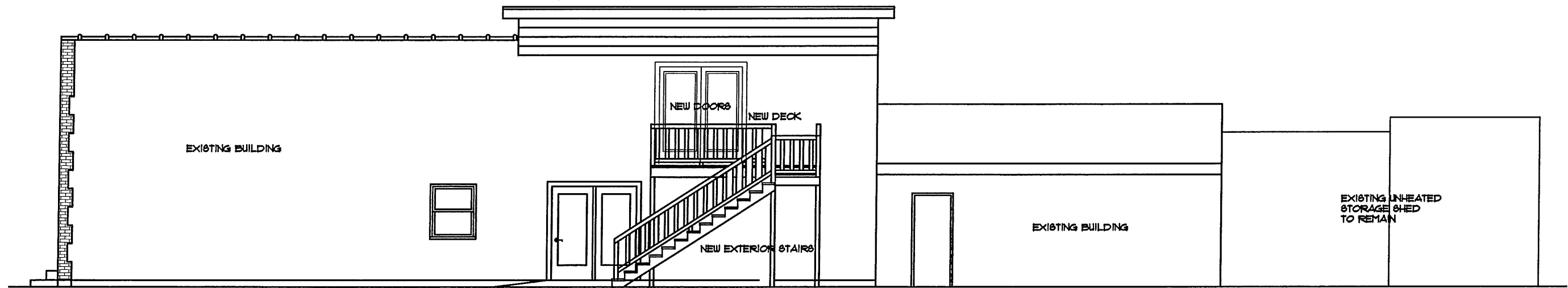
6/10/15	LAKESIDE 109 LLC PROPOSED MIXED USE 109 EAST LAKESIDE STREET MADISON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1508 #1 OF 2
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PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"
0 2 4 6 8 feet



PROPOSED SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"
0 2 4 6 8 feet



PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"
0 2 4 6 8 feet

THIS ELEVATION IS APPROXIMATE. OTHER ELEVATIONS ARE UNCHANGED. SEE PHOTOS. FIRST FLOOR WINDOWS ON EAST ELEVATION MAY NEED TO BE REMOVED PER BUILDING CODE REQUIREMENTS.



