



Location
844 Williamson Street

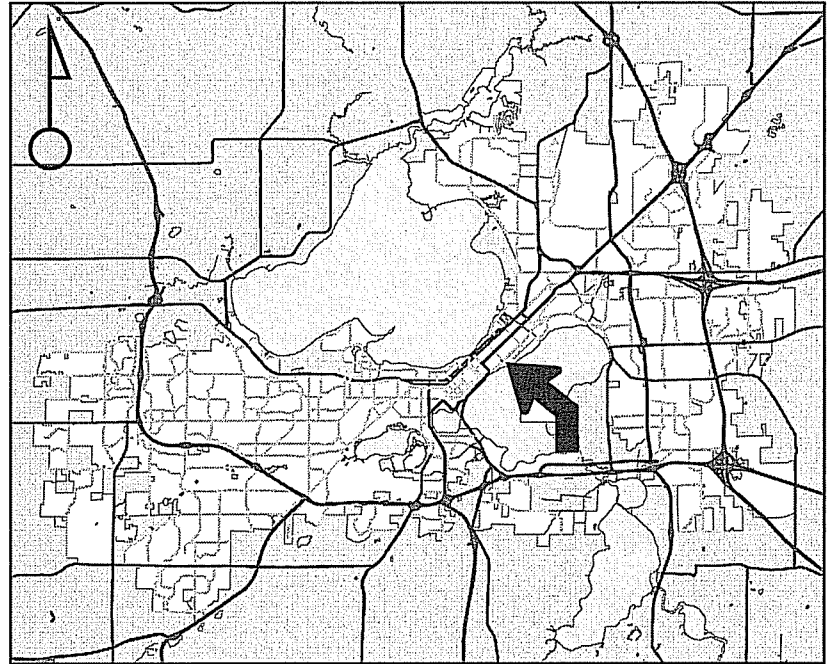
Project Name
Alex Enterprise Two-Unit

Applicant
William & Holly Alexander - Alex Enterprise/
Jim Glueck - Glueck Architects

Existing Use
Commercial building

Proposed Use
Convert commercial building into
two-family residence in C2 zoning

Public Hearing Date
Plan Commission
25 July 2011

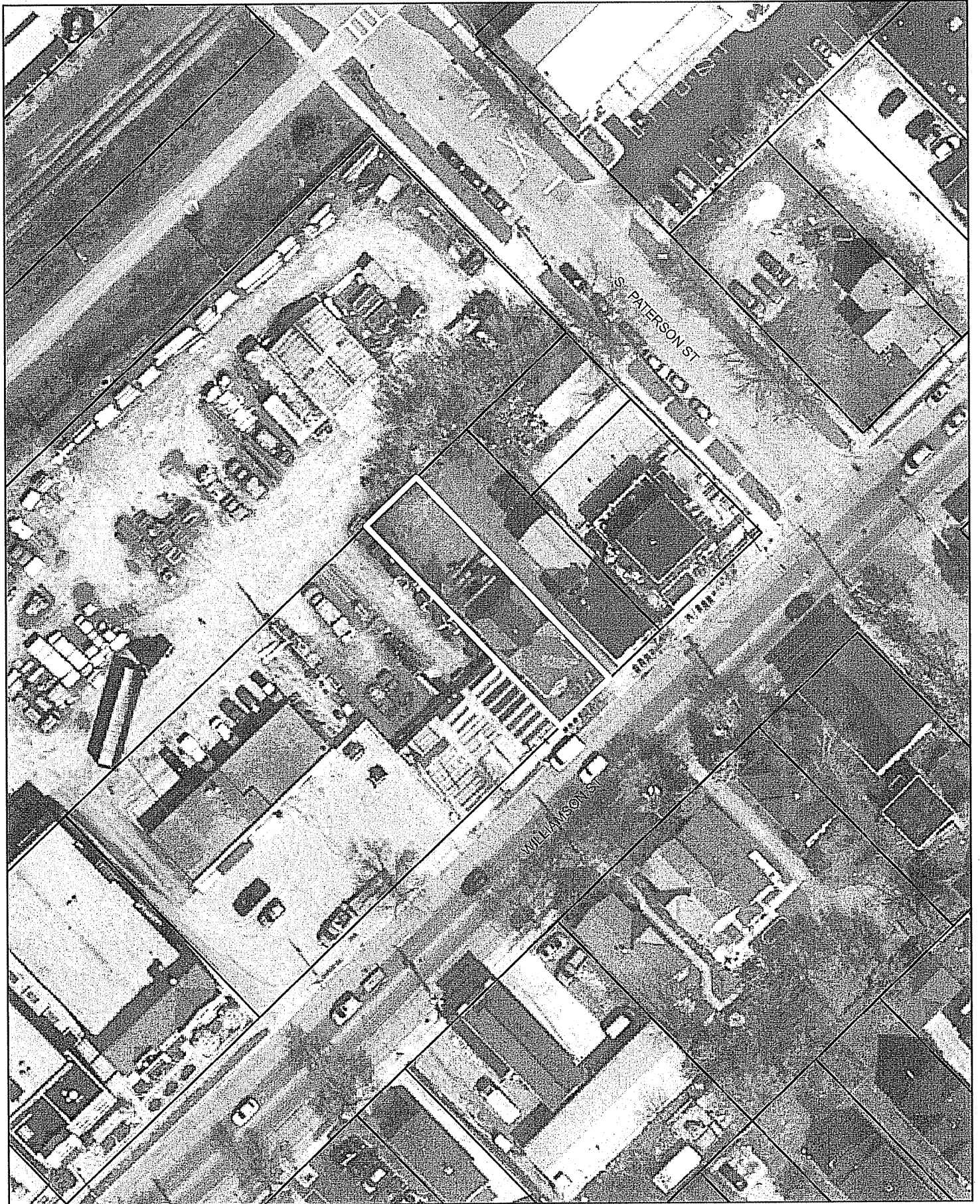


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 July 2011





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$550</u> Receipt No. <u>12/222</u>
Date Received	<u>6/8/11</u>
Received By	<u>JFK</u>
Parcel No.	<u>0709-134-1308-8</u>
Aldermanic District	<u>6 Marsh Runway</u>
GQ	<u>HIST TL; CU; ZBA</u>
Zoning District	<u>C2</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <u>N/A</u>
Alder Notification	Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<u>6/8/11</u>

1. Project Address: 844 WILLIAMSON STREET Project Area in Acres: 0.1
Project Title (if any): TWO-UNIT BUILDING (RESIDENTIAL)

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

Rezonings to a Non-PUD or PCD Zoning Dist.:	Rezonings to or Amendment of a PUD or PCD District:
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP
	<input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Other Requests (Specify): _____
<input type="checkbox"/> Demolition Permit	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: WILLIAM ALEXANDER Company: ALEX ENTERPRISE LLC
Street Address: 4674 RAVEN WAY City/State: COTTAGE GROVE Zip: 53527
Telephone: (608) 839-1890 Fax: () Email: ALEX@HOTMAIL.COM

Project Contact Person: JIM GLUECK Company: GLUECK ARCHITECTS
Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703
Telephone: () 251-2551 Fax: () 251-2550 Email: glueckarch@sbcglobal.net

Property Owner (if not applicant): N/A
Street Address: N/A City/State: N/A Zip: N/A

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: CONVERSION FROM COMMERCIAL USE TO RESIDENTIAL USE (2-UNIT)

Development Schedule: Commencement AUG. 2011 Completion OCT. 2011

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$ 550** See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- N/A For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- N/A **Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
 → The site is located within the limits of BUILD. Plan, which recommends: MIXED USE for this property.

Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
MARSHA RUMMEL, MARQUETTE NEIGHBORHOOD ASSOCIATION, GWABA (all prior to 5/8/11)
 NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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: HEATHER STOUDEL Date: 5/4/11 Zoning Staff: MATT TUCKER Date: 5/4/11

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name James Glueck Date 6/6/11
 Signature JAMES GLUECK Relation to Property Owner AGENT/ARCHITECT
 Authorizing Signature of Property Owner Polley Alexander Date 6/6/11

Monday, June 06, 2011

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 Conditional Use application package for the City of Madison Plan Commission's approval. This application is for the property located at 844 Williamson Street, Madison, Wisconsin 53703. The property is located in the Marquette Neighborhood, which is within Madison Common Council District 6.

There is one building on this property. It is a two-story wood-framed structure, built originally for residential use. This site is currently zoned C-2, which permits residential use as a conditional use. The previous use was commercial, and we are requesting changing to residential use, with two total units, one on each floor level. Both units are planned to be three-bedrooms.

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Marsha Rummel, who has expressed her support. We have also presented to the Marquette Neighborhood Association, and they are sending a letter of support, which will be forwarded to you.

There will be minor interior work to restore the dwelling unit at the first floor. Site work will include restriping the parking lot.

The site for this project is 0.1 acres.

We are providing 3 parking spaces, accessed off of the existing shared driveway.

We will use city services for trash and recycling removal.

The primary contact persons for zoning issues for this project are:

William and Holly Alexander
c/o 844 Williamson Street
Madison, WI 53703
(608) 839-1890

email address · allalex@hotmail.com

Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
email address glueckarch@sbcglobal.net.

If there are any questions or concerns or any additional information required,
please do not hesitate to call Jim Glueck or us.

Sincerely,

William and Holly Alexander

Attachments



ZONING IS C2
 LOT AREA PROVIDED 4356 SQUARE FEET
 (0.1 ACRES)
 LOT AREA REQUIRED 3700 SQUARE FEET
 (1 X 16 00 SF)

VAN ACCESSIBLE SIGNAGE
 PER CITY REGTS., 60' MIN.
 to bottom of sign

846-848 WILLIAMSON-
 ADJACENT RESIDENTIAL
 USE-4 UNITS-EXISTING

2' 0" X 6' BIKE
 STALLS WITH SECURE
 ATTACHMENT TO RACK

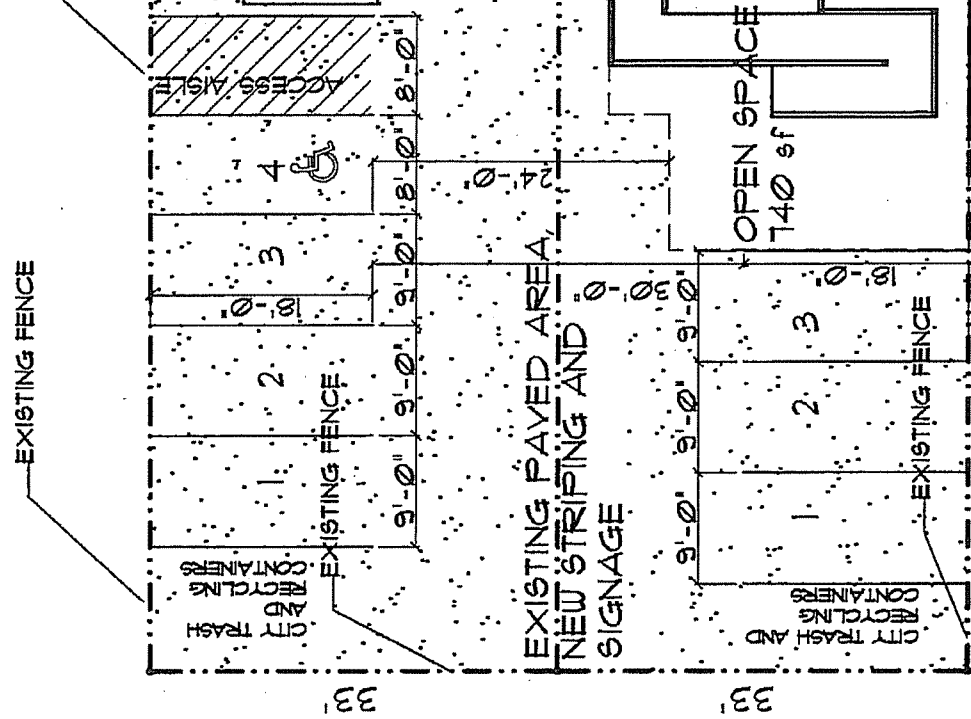
EXISTING SHARED
 DRIVEWAY

OPEN SPACE
 220 SF

844 WILLIAMSON-
 SUBJECT PROPERTY

OPEN SPACE
 140 SF

SITE PLAN
 SCALE 1" = 16 FEET



BUILDING SUMMARY

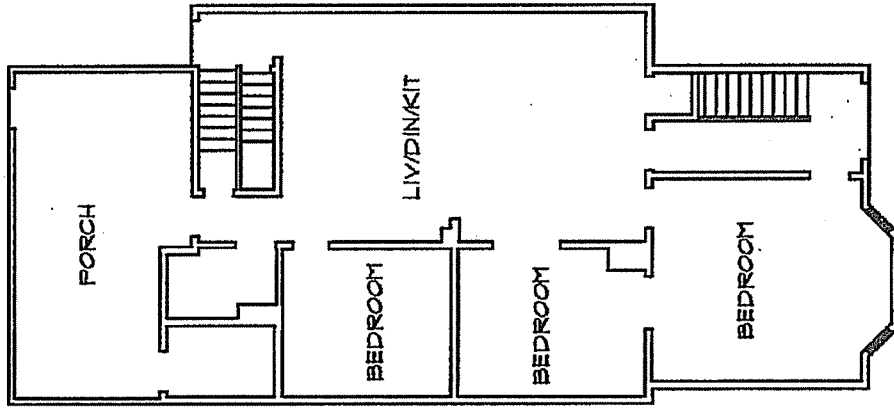
BLDG. TOTAL	2 RESIDENTIAL UNITS
NO FINISHED SPACE	
FIRST FLOOR BLDG. FT. COVERED	1,300
RESIDENTIAL SPACE 1 THREE BEDROOM UNIT	
PROPOSED	
SECOND FLOOR BLDG. FT. COVERED	1,300
RESIDENTIAL SPACE 1 THREE BEDROOM UNIT	
EXISTING	
PROPOSED TOTAL	2 RESIDENTIAL UNITS
2 THREE BEDROOM UNITS	
USABLE GROSS SPACE	2,600 SQ. FT.
TOTAL PROVIDED	2,600 SQ. FT.
TOTAL REQUIRED	2,600 SQ. FT.

PARKING SPACE SUMMARY

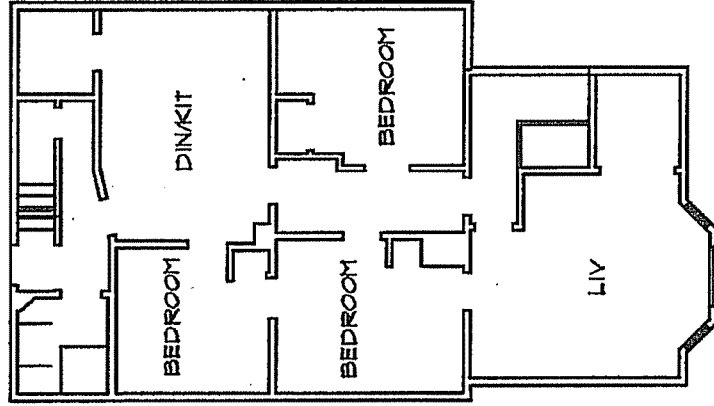
CAR PARKING	
SURFACE SPACES	THREE (3)
GARAGE SPACES	ZERO (0)
PROVIDED, THREE (3) TOTAL	
REQUIRED, THREE (3) TOTAL	

BICYCLE PARKING 3 STALLS PROVIDED


glueck architects
 118 North Ferry Street, Neeshon, Wisconsin 53071-1451
 1 of 2



0 4 8 12 16 feet
 FIRST FLOOR PLAN



0 4 8 12 16 feet
 SECOND FLOOR PLAN

10-418	1/2 of 2
glueck architects 110 North Fawcett Street, Madison, WI 53703 (608)241-2351	
 RESIDENTIAL USAGE 244 WILLIAMSBY STREET MADISON, WISCONSIN	CONDITIONAL USE