

# 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.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid 550 Receipt No. 95521  
 Date Received 10/15/08  
 Received By APF  
 Parcel No. 0709-143-0111-7  
 Aldermanic District 8-Judge  
 GQ NRHP/ODZ3/  
 Zoning District R6  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP  Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver   
 Ngrbrhd. Assn Not.  Waiver   
 Date Sign Issued

1. Project Address: 609 NORTH LAKE STREET Project Area in Acres: 0.083

Project Title (if any): N/A

### 2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: RYAN OSBORN Company: R. OSBORN ENTERPRISES, LLC  
 Street Address: 5802 GLENWAY ST. City/State: MCFARLAND, WI Zip: 53558  
 Telephone: (608) 692-8292 Fax: ( ) Email: ryan\_osborn@hotmail.com  
 Project Contact Person: JIM GLUECK Company: GLUECK ARCHITECTS  
 Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 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 general description of the project and all proposed uses of the site: MAJOR REMODELING AND ADDITION TO EXISTING WOOD-FRAME BUILDING; EXISTING AND PROPOSED USE IS RESIDENTIAL MULTIFAMILY

Development Schedule: Commencement WINTER 2008 Completion AUG 2009

**5. Required Submittals:**

- Site 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:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits. N/A
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials. N/A
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals. N/A

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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 COMPREHENSIVE Plan, which recommends:

(LANGDON SUB-DISTRICT) MULTI-UNIT HOUSING for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

ELI JUDGE - MET ON SEP. 19 - WAIVING 30 DAY NOTICE BY E-MAIL

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 Counter and Planning Unit staff, note staff persons and date.

Planner TIM PARKS Date 9/17/08 | Zoning Staff MATT TUCKER Date 9/17/08

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name JIM GWECK Date 10-15-08

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 10/15/08 12



Wednesday, October 15, 2008

**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 complete Conditional Use application package for the City of Madison Planning Commission's approval. We are applying for a Conditional Use Permit for the property located at 609 North Lake Street, Madison, Wisconsin 53703. The property is located in Council District 8.

There is currently a wood frame structure on the property that was built in 1896 as a professor's home. It is a very early design by the well-known local architects Claude and Starck. It was converted into a combination of apartments and rooms sometime during the Depression. Our plan is to upgrade the property with a combination of exterior restoration, extensive interior replanning and an addition. The addition is proposed for the rear of the building, and will allow for a code-conforming second stair, a code-required wheelchair lift, and two bedrooms that will compensate for bedrooms that will be lost due to reconfiguration.

We intend to receive Historic Building Tax Credits and will be restoring the exterior per the Federal guidelines. Our end goal is to have a property that enhances the historic district and provides attractive University housing opportunities.

We have already had meetings with city staff regarding this request, and spoke on September 19 with the area alderperson, Eli Judge, who has expressed his support and is emailing a note to you regarding waiving the 30 day notice requirement.

This site is currently zoned as R6 residential and it is currently a combination of apartments and rooms.

The site for this development is 3630 square feet, or approximately 0.083 acres. The proposed project will have two five-bedroom units and one three-bedroom unit. Existing usage is 3 studio units, 1 two bedroom unit, and 8 lodging rooms.

The gross square footage of the building, including existing and new construction is 5250 square feet.

We will use private services for trash and recycling removal.

We have discussed the parking requirement with Matt Tucker, City Zoning Administrator. This site is not required to have car parking but does need three bicycle parking stalls minimum.

Please note that on the south side of the building there is an existing driveway. We are proposing that it be maintained as a loading zone, which would serve our building and the property to the south. Residents of the south property have been using the drive for many years and they have an access to their building from this driveway.

The proposed development schedule calls for a construction start in early Winter 2008 with final completion on our about August 15, 2009. The primary contact person for zoning issues for this project is the project architect, Jim Glueck of Glueck Architects. Jim can be reached at 116 North Few Street, Madison 53703. His phone number is (608) 251-2551 and his email address is [glueckarch@sbcglobal.net](mailto:glueckarch@sbcglobal.net).

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

Sincerely,

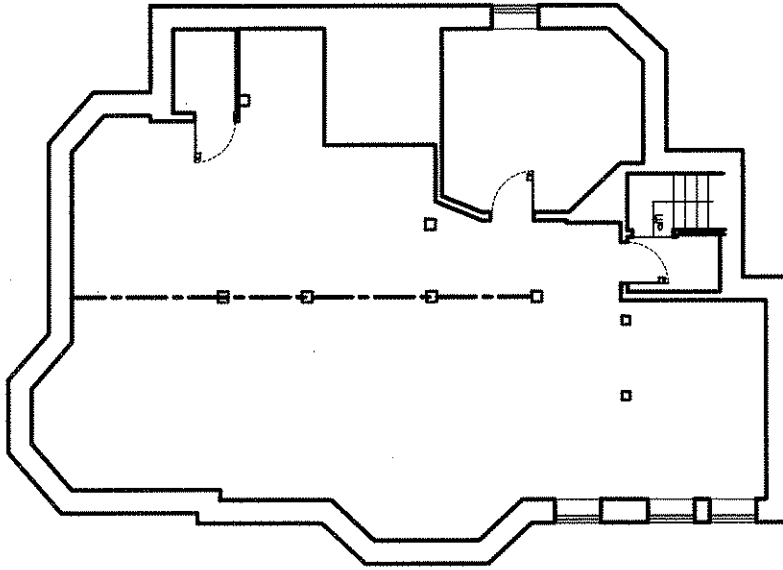


Ryan Osborn  
R. Osborn Enterprises, LLC  
(608) 692-8292

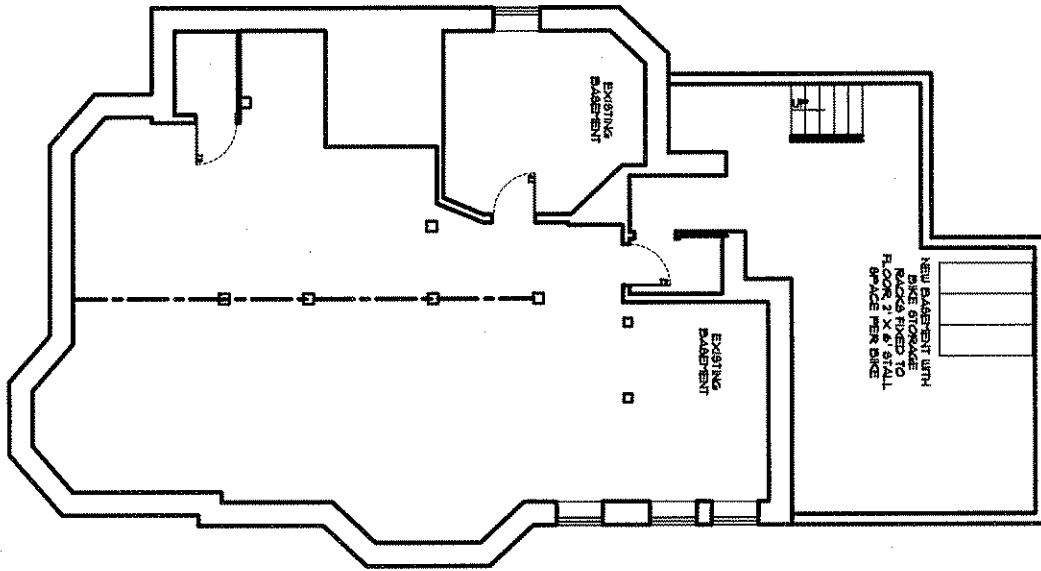
Attachments



EXISTING BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



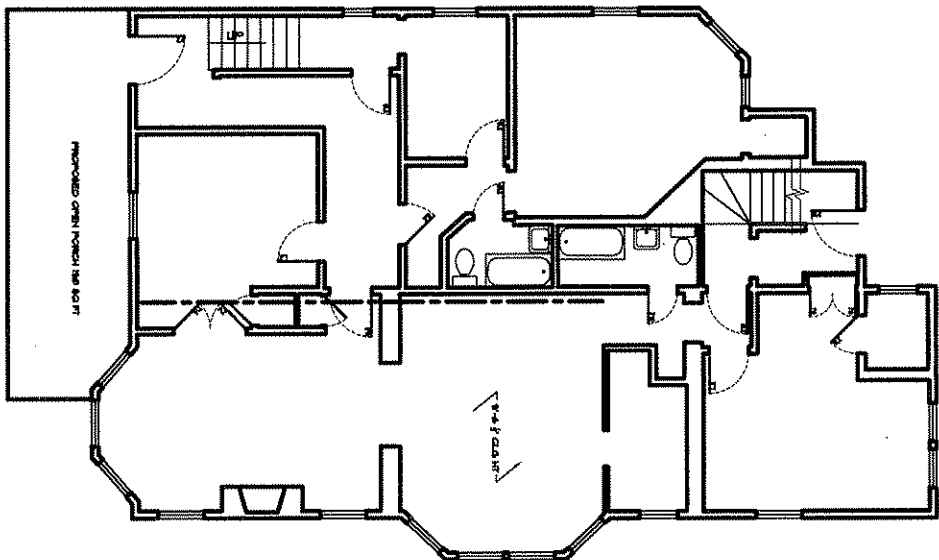
BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



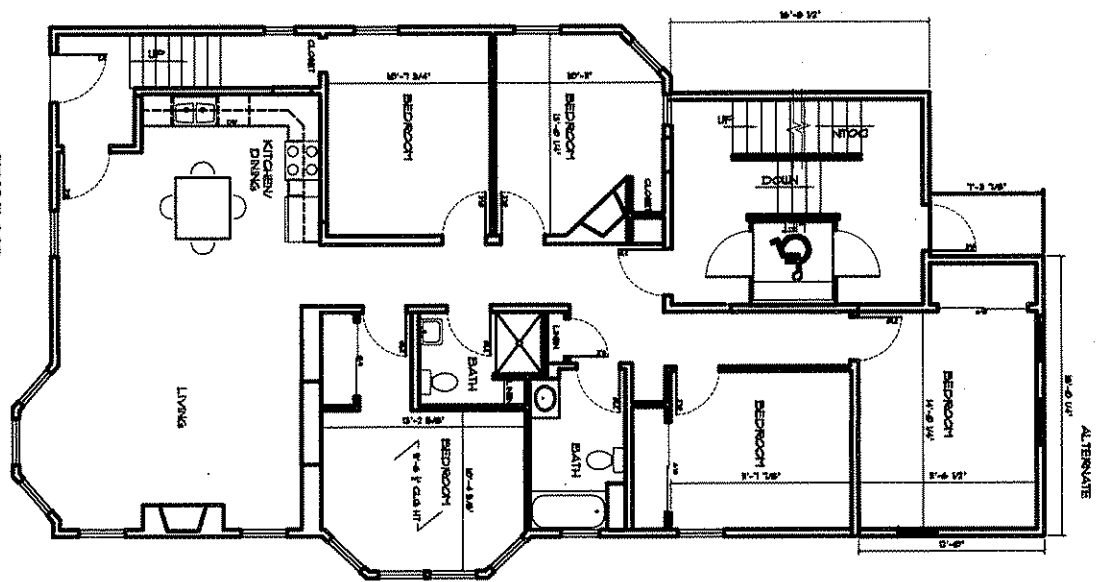
2 OF 8	0842	<b>609 NORTH LAKE STREET</b> RE OSBORN ENTERPRISES, OWNER MADISON, WISCONSIN PROPOSED REMODELING AND ADDITION	<b>glueck architects</b> <small>116 North Few Street, Madison, WI 53703 (608)251-2551</small>	10/14/08



EXISTING FIRST FLOOR  
SCALE 1/8" = 1'-0"

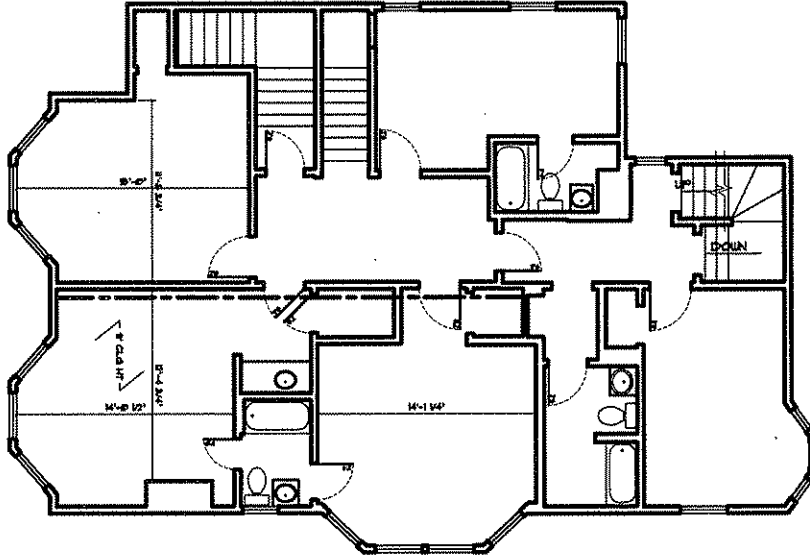


FIRST FLOOR  
SCALE 1/8" = 1'-0"

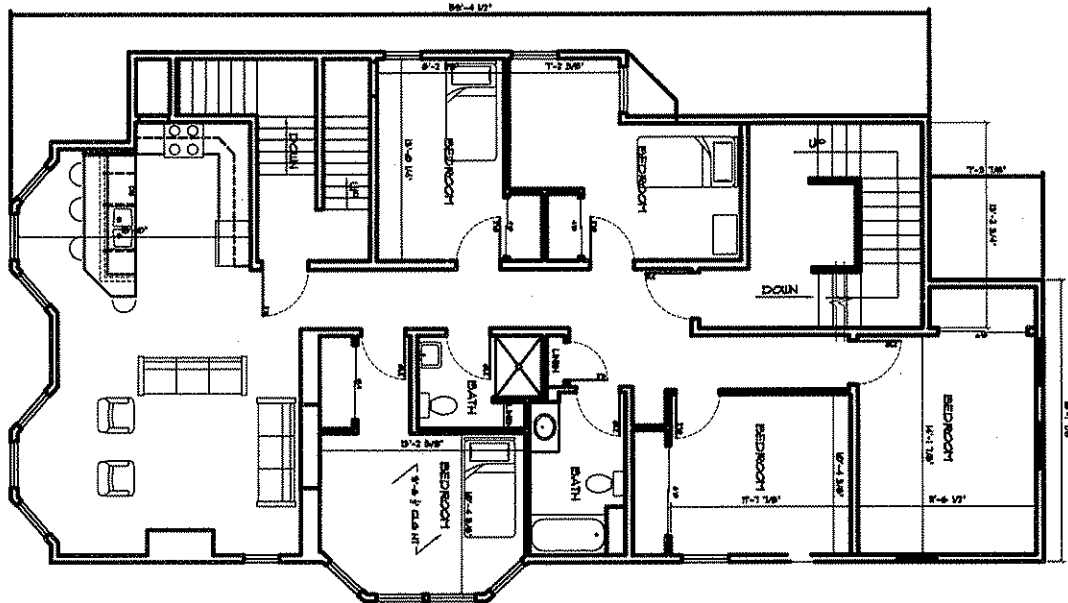


3 OF 8	<b>609 NORTH LAKE STREET</b> R. OSBORN ENTERPRISES, OWNER MADISON, WISCONSIN PROPOSED REMODELING AND ADDITION	<b>glueck architects</b> 116 North Few Street, Madison, WI 53703 (608)251-2551	10/14/08
	ALTERNATE		

EXISTING SECOND FLOOR  
SCALE 1/8" = 1'-0"

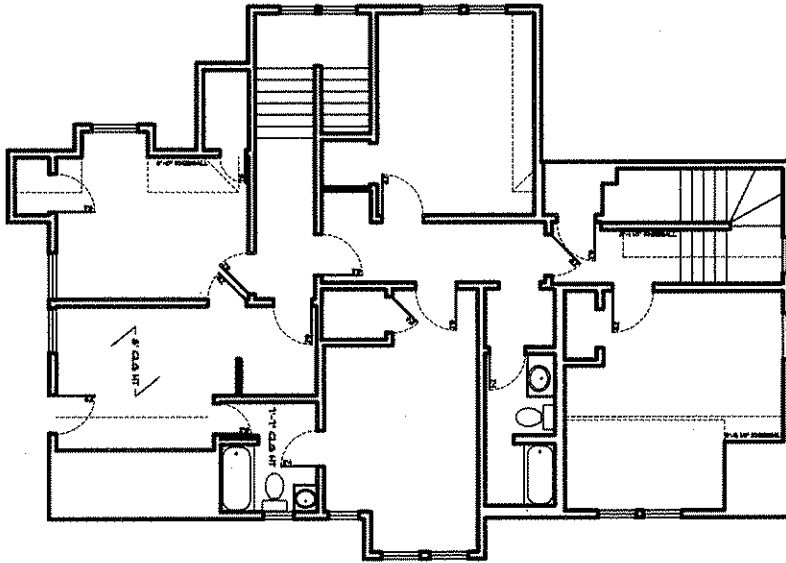


SECOND FLOOR  
SCALE 1/8" = 1'-0"



4 OF 8	<p>603 NORTH LAKE STREET          RE OBSON ENTERPRISES, OWNER          MADISON, WISCONSIN          PROPOSED REMODELING AND ADDITION</p>	<p>glueck architects          116 North Few Street, Madison, WI 53703 (608)251-2551</p>	<p>01/14/08</p>
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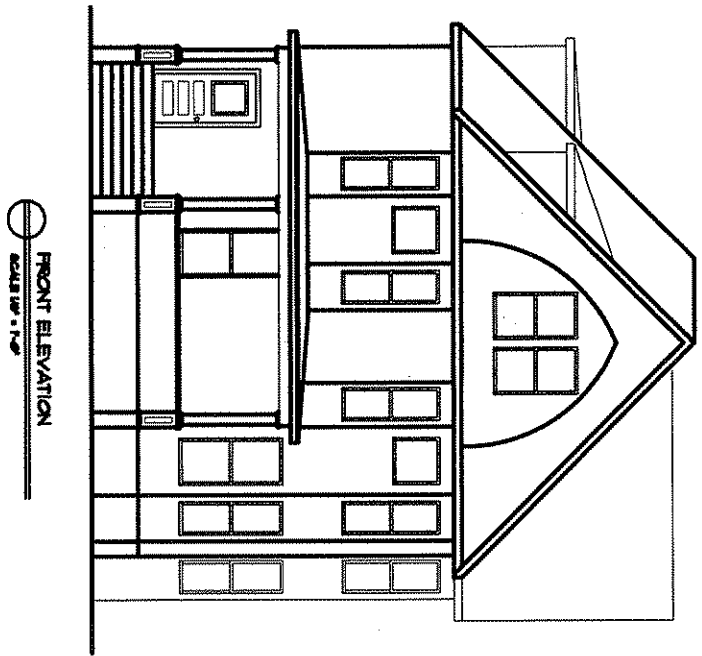
EXISTING THIRD FLOOR  
SCALE 1/8" = 1'-0"



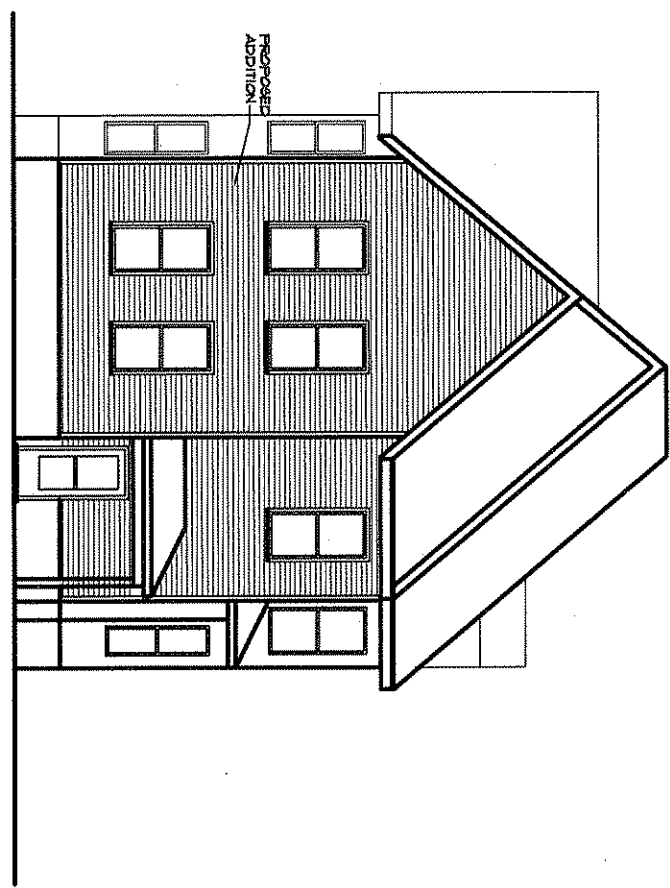
THIRD FLOOR  
SCALE 1/8" = 1'-0"



5 of 9	0842	609 NORTH LAKE STREET RE-DECKON ENTERPRISES, OWNER MADISON, WISCONSIN PROPOSED REMODELING AND ADDITION	<b>glueck architects</b> <small>116 North Few Street, Madison, WI 53703 (608)251-2551</small>	10/14/08



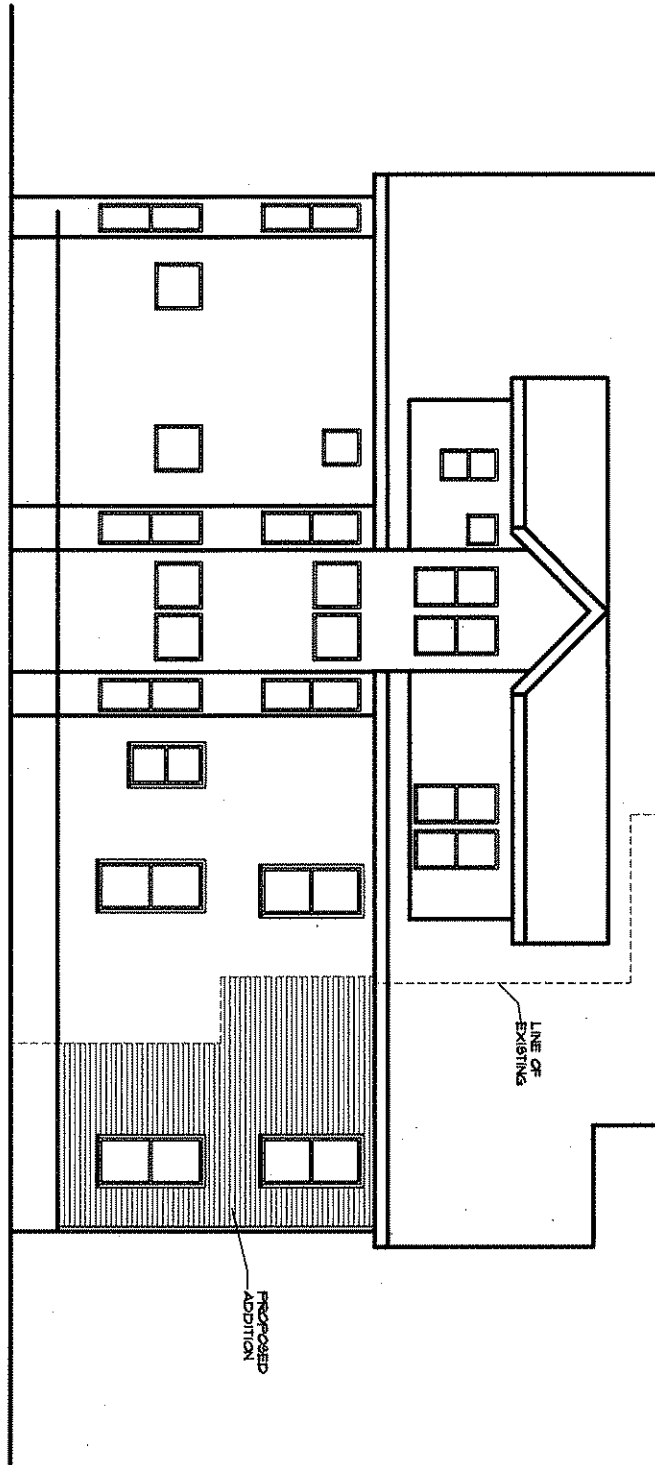
FRONT ELEVATION  
SCALE 1/8" = 1'-0"



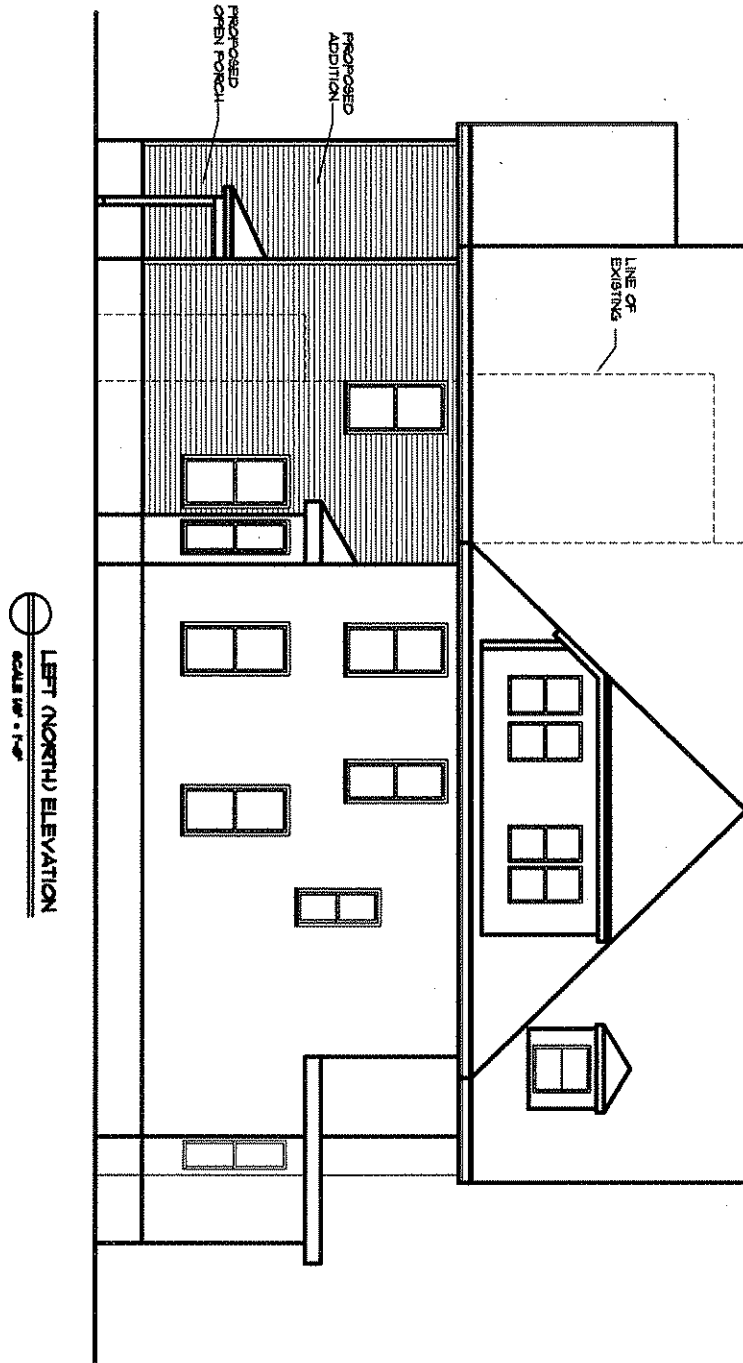
REAR (EAST) ELEVATION  
SCALE 1/8" = 1'-0"

6 OF 8	0842	603 NORTH LAKE STREET R. OSBORN ENTERPRISES, OWNER MADISON, WISCONSIN PROPOSED REMODELING AND ADDITION	<b>glueck architects</b> 116 North Few Street, Madison, WI 53703 (608)251-2551	10/14/08

RIGHT (SOUTH) ELEVATION  
SCALE 1/8" = 1'-0"



7 OF 9	609 NORTH LAKE STREET RE OSBORN ENTERPRISES, OWNER MADISON, WISCONSIN PROPOSED REMODELING AND ADDITION	<b>glueck architects</b> <small>116 North Few Street, Madison, WI 53703 (608)251-2551</small>	10/14/08
	0842		




 LEFT (NORTH) ELEVATION  
 SCALE 1/8" = 1'-0"

8 of 8	609 NORTH LAKE STREET MR. OSBORN ENTERPRISES, OWNER MADISON, WISCONSIN PROPOSED REMODELING AND ADDITION	 116 North Few Street, Madison, WI 53703 (608)251-2551	10/14/08
	0842		