



Location  
101-103 Dempsey Road

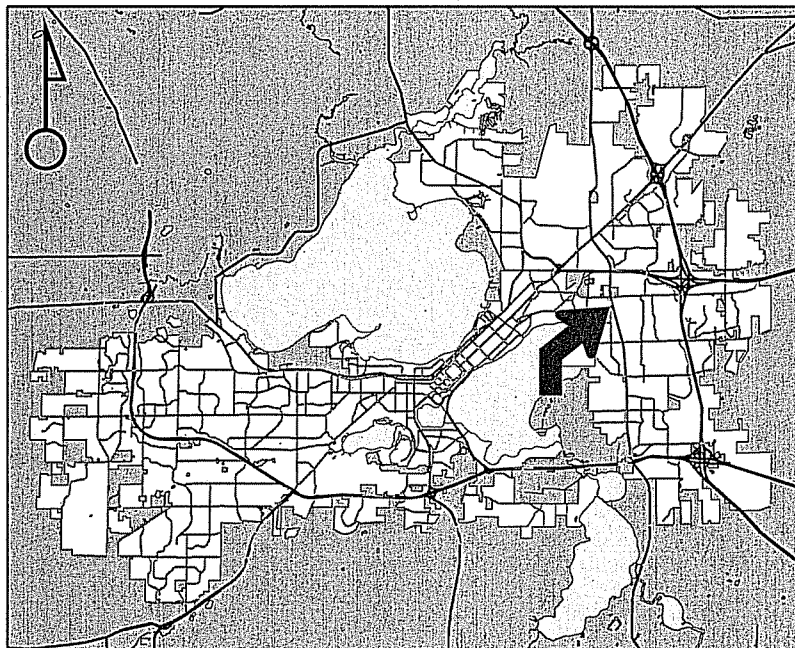
Project Name  
Office Addition

Applicant  
Daniel Maki/Kelly Thompson -  
Kontext Architecture

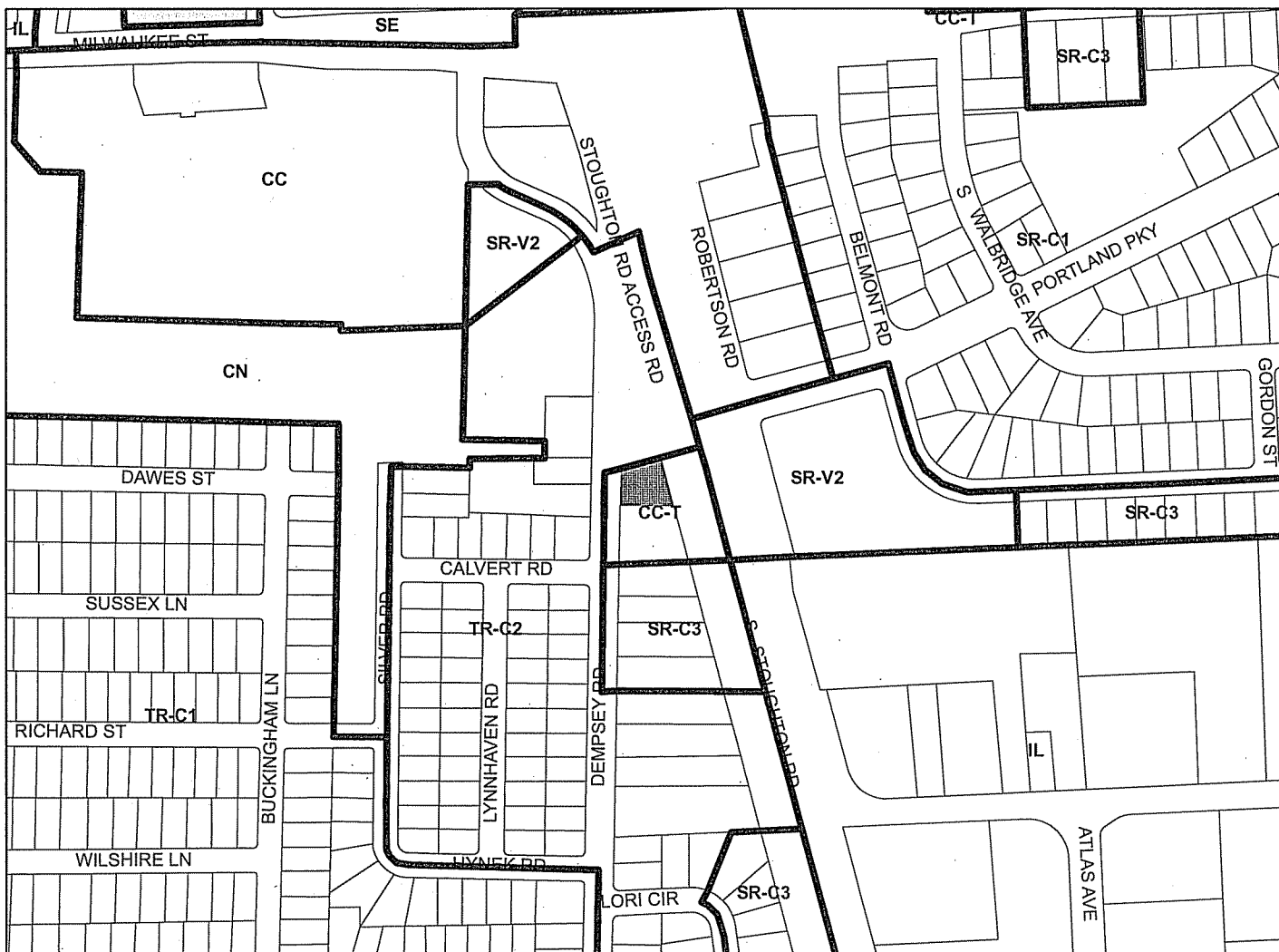
Existing Use  
Mixed-use building

Proposed Use  
Construct addition to existing mixed-  
use building within 200 feet of  
Eastmorland Park

Public Hearing Date  
Plan Commission  
17 June 2013

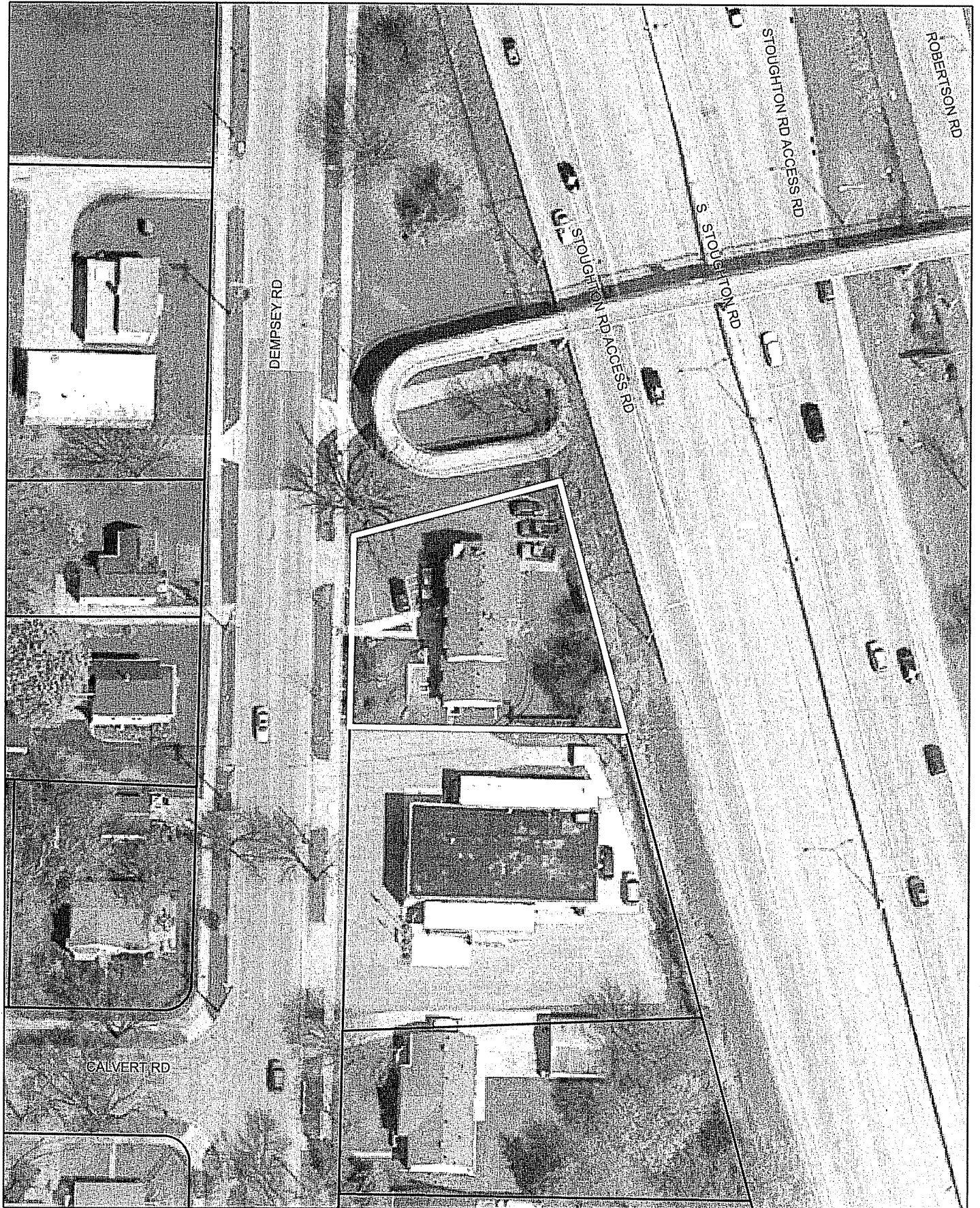


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 June 2013





# 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](http://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: 101-103 DEMPSEY ROAD  
Project Title (if any): OFFICE EXPANSION

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

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- 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: DANIEL (DAN) MAKI Company: \_\_\_\_\_  
Street Address: 103 DEMPSEY ROAD City/State: MADISON, WI Zip: 53714  
Telephone: (608) 577 3824 Fax: ( ) Email: civilmind@aol.com

Project Contact Person: KELLY THOMPSON Company: KONTEXT ARCHITECTS, LLC  
Street Address: 404 HILLCREST DRIVE City/State: SUN PRAIRIE, WI Zip: 53590  
Telephone: (608) 577 0094 Fax: (608) 926-9351 Email: kelly@kontextarch.com

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: A 17,105 SF ADDITION TO EXISTING MULTI-USE BUILDING; CC-T. SITE WILL REMAIN MIXED-USE; EXPANSION FOR BUSINESS.  
Development Schedule: Commencement JULY 1, 2013 Completion OCTOBER 31, 2013

## 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 <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Information & 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:

ALD. DAVID AUKENS; ASSOC. PRES. KATHY SOUKUP : APRIL 24, 2013

→ 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: HEATHER STOUVER Date: 4/25/13 Zoning Staff: MATT TUCKER Date: 4/25/13

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

Name of Applicant DANIEL MAKI Relationship to Property: OWNER  
Authorizing Signature of Property Owner Daniel Maki Date MAY 7, 2013

May 7, 2013

Planning and Development  
City of Madison, Wisconsin  
215 Martin Luther King, Jr. Blvd.  
PO Box 2984  
Madison, WI 53701-2984

RE 101 - 103 Dempsey Road, Madison, WI

PLAN COMMISSION AND URBAN DESIGN APPLICATION

It is my intent to create an addition of approximately 1,710 square feet to my existing multi-use building. My building complies with the existing zoning intent and use for this site (CC-T). Generally, my multi-use building is akin to a Live/Work development; however, it is within 200' of existing city park (Eastmorland Park). Consequently, it is considered a Conditional Use.

The addition does not exceed 50% of the existing building, therefore is not required to meet architectural design standards established for this site.

The addition consists of a single story building with a basement and roof top garden. The basement will be used for business archiving; the first floor: an expansion of the existing professional office space. The roof top garden is for use by the existing second floor residential single family unit.

The 3,820 SF building is located near the center of my lot. The commercial office occupies 2,190 SF. Nine (9) parking spaces have been identified for customers and staff. Three (3) bicycle parking spaces are provided.

The commercial space operates during 8 AM to 6 PM, Monday-Friday. See [www.facilityengineeringinc.com](http://www.facilityengineeringinc.com) for typical information about the business type. A maximum of five (5) full-time employees occupy the office at any time; the business anticipates one (1) new position will be afforded with the expansion.

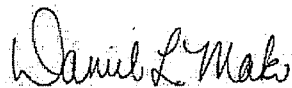
Existing snow storage is located at the northeast rear of the lot. Existing disposal and recycle containers are located on an 8'x8' concrete pad at the east side of the building behind fencing.

The work is proposed to start in summer of 2013 and be finished in the fall.

The estimated cost of construction is \$ 180,000.00; no public subsidy is requested.

My Project Team consists of Mr. Kelly Thompson, AIA, KonText Architects, LLC, Ms. Amy Hasselman, AIA, Architecture Network, Inc., and Mr. Chris Breunig, Breunig Builders Co. (crew of three).

Please contact me if you have any questions.



Daniel (Dan) Maki  
Owner

ATTACHMENTS: Project Plans; Filing Fee; Pre-Application Notification

DLM/pw