



Location
4130 Lien Road

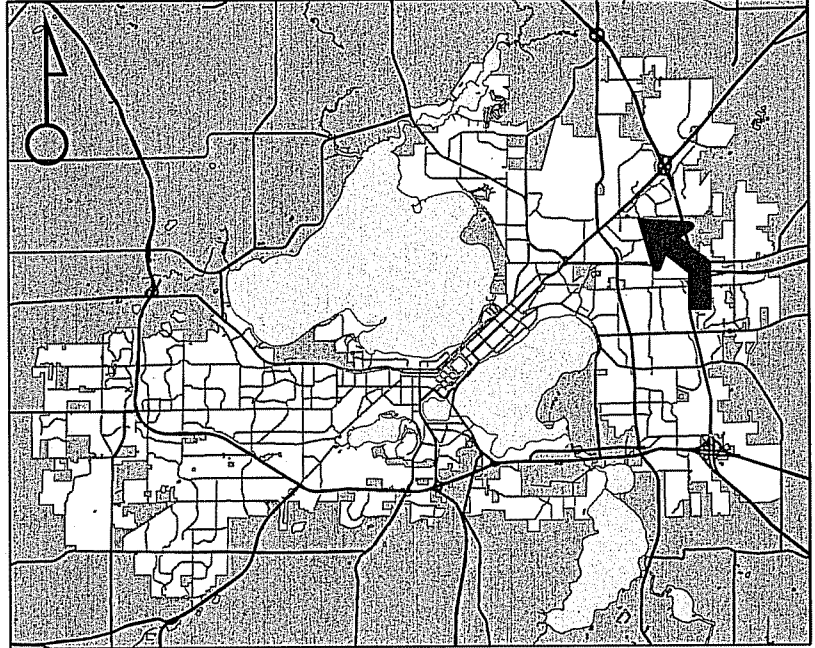
Project Name
Porchlight

Applicant
Brown and Associates, LLC/
Randy Bruce-Knothe & Bruce Architects

Existing Use
Office building

Proposed Use
Convert existing office building into mixed-use building with 16,700 sq. ft of limited food production and processing, a contractor shop, offices, and 6 dwelling units, and construct a separate 16-unit multi-family building

Public Hearing Date
Plan Commission
22 June 2015

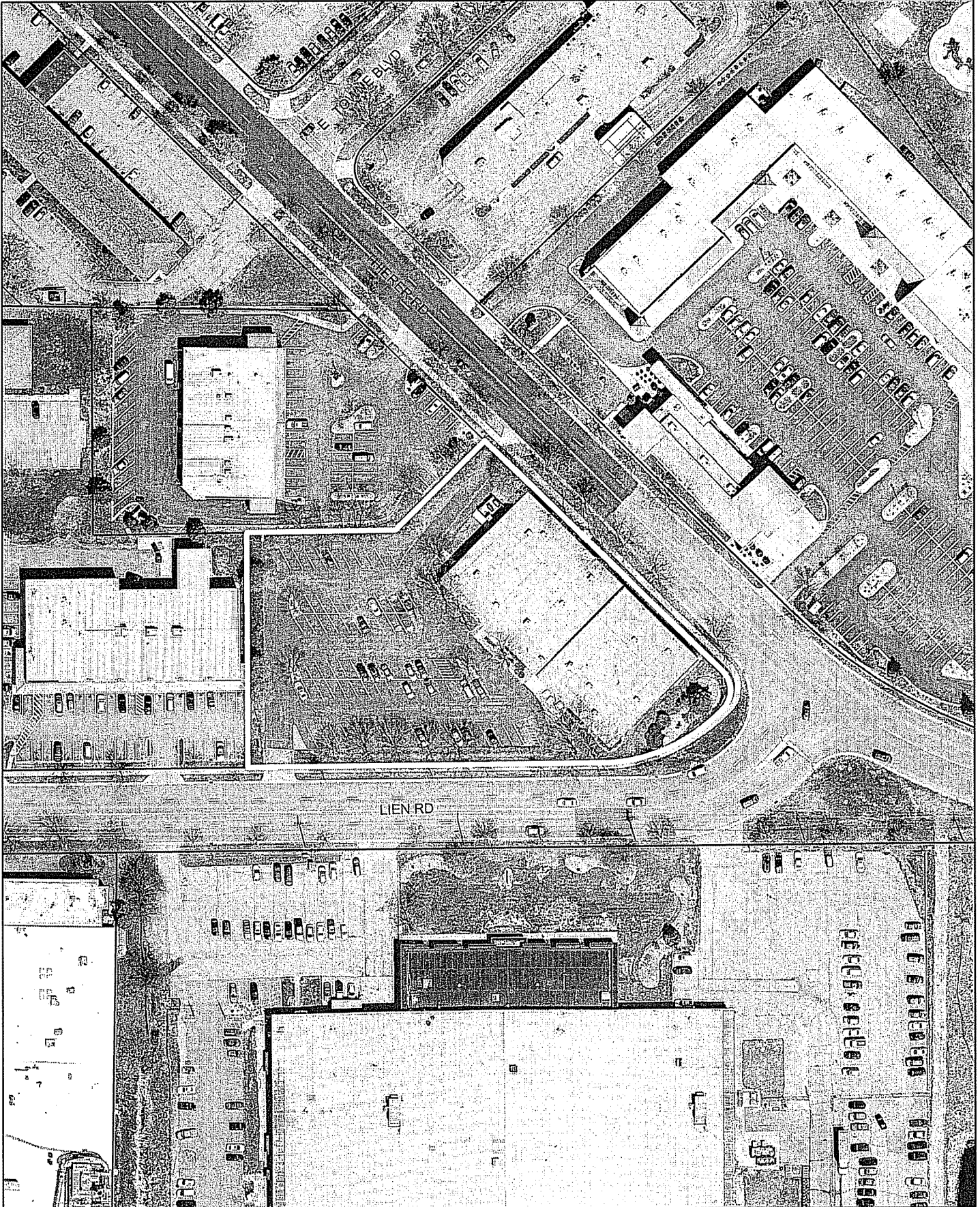


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 June 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: 4130 Lien Road
Project Title (if any): _____

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: Steven Schooler Company: Porchlight, Inc.
 Street Address: 306 N. Brooks St. City/State: Madison, WI Zip: 53713
 Telephone: (608) 257-2534 Fax: () Email: schooler@tds.net

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Ave City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: () Email: rbruce@knothebruce.com

Property Owner (if not applicant): Brown and Associates, LLC.
 Street Address: 22 East Mifflin St. Suite 910 City/State: Madison, WI Zip: 53702

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Renovation of an existing office building into a mixed use building including 6 dwelling units, and construction of a new two story multi-unit residential building with 16 dwelling units.

Development Schedule: Commencement Summer, 2015 Completion Spring 2016

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:
Alder Samba Baldeh 4/9/15, Mayfair Park Neighborhood Association 4/9/15

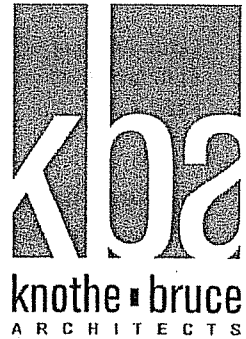
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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: Heather Stouder Date: 2/19/15 Zoning Staff: Matt Tucker Date: 2/19/15

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

Name of Applicant Porchlight, Inc. by Ex. Director Relationship to Property: Purchaser / Developer
Authorizing Signature of Property Owner [Signature] Date 4.12.15



May 13, 2015

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent - Conditional Use
4130 Lien Road, Madison, WI
KBA Project # 1409

Ms. Katherine Cornwell:

The following is submitted together with the plans, application, and zoning text for the staff and Plan Commission's consideration of approval.

Organizational structure:

Applicant/Developer:

Porchlight, Inc
306 N. Brooks St.
Madison, WI 53713
608-257-2534
Contact: Steven Schooler
schooler@tds.net

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design: Ken Saiki Design
303 South Paterson Street
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
ksaiki@ksd-la.com

Introduction:

The site is located on the corner of Lien Road and Thierer Road and zoned CC-T. This proposed project will reuse an underutilized building and site and provide much needed permanent housing and improved facilities for Porchlight's operation.

Porchlight's mission is to provide emergency shelter, food, employment services, counseling, and affordable transitional and permanent housing to homeless people in the Dane County area. Porchlight's services are designed to foster independence and the transition into permanent housing and employment.

Project Description:

The proposed development will reuse the existing 20,000 square foot office building with mixed-use consisting of office, contractor maintenance facilities shop, a limited food production/kitchen facility and 6 apartments. The proposed project will also redevelop the existing parking lot by adding a new two-story building containing 16 apartments. All the apartments will provide permanent housing for single women and men, one adult per apartment.

A total of 44 surface parking spaces will be included with vehicular access from the existing Thierer Road driveway. The Lien Road driveway will be eliminated and restored to terrace as part of this development. The applicant will work with the traffic engineering department to improve the pedestrian access to the existing bus stop on Thierer Road just southeast of the site.

The building façades includes changes in color, texture and material with a combination of masonry and composite siding.

Conditional Use

With this application we are requesting 2 conditional uses; one for the limited food production facility and one for a multi-unit residential building greater than 8 units.

Site Development Data:

Densities:

Lot Area in S.F.	82,816 S.F.
Lot Area in Acres	1.9 acres
Dwelling Units	22 DU
Lot Area / D.U.	3,764 S.F./D.U.
Density	11.5 units/acre
Usable Open Space	29,678 S.F.
Lot Coverage	48.997 (59% of total lot)

Vehicle Parking:

Surface:	44 stalls
----------	-----------

Bicycle Parking:

Total	24 stalls
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Gross Floor Areas (approx.):

Residential (new bldg.)	9,950 S.F.
Ltd. Food Production	5,000 S.F.
Contractors Shop	3,400 S.F.
Office	8,300 S.F.
Residential (exist. bldg.)	3,800 S.F.

Dwelling Unit Mix:

Efficiency	22
------------	----

Building Height:

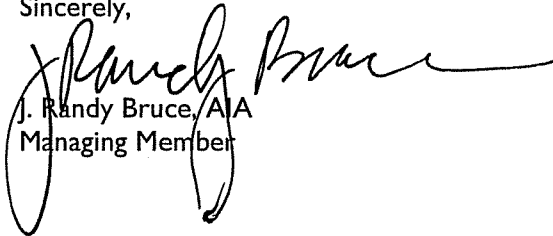
1 and 2 Stories

Project Schedule:

It is anticipated that construction will start in summer 2015 and be completed in spring 2016.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Randy Bruce". The signature is fluid and cursive, with a long horizontal stroke extending to the right. It is positioned above the typed name and title.

J. Randy Bruce, AIA
Managing Member

SITE DEVELOPMENT STATISTICS	
LOT AREA	82,816 S.F. / 1.9 ACRES
DWELLING UNITS	22 DU
LOT AREA/ D.U.	3,764 S.F./DU
DENSITY	12 UNITS/ACRE
BUILDING HEIGHT	2 STORIES
LOT COVERAGE	11,047 S.F. - 80% (85% MAX)
USABLE OPEN SPACE	29,378 S.F. - (160 S.F./D.U. = 3,520 S.F. REQ.)
GROSS FLOOR AREA	
RESIDENTIAL AREA	9,950 S.F.
UNIT MIX	
EFFICIENCY	22
VEHICLE PARKING	
SURFACE	44
BIKE PARKING	
SURFACE	24

DRAWING LIST	
C-1.1	SITE PLAN
Survey	EXISTING SITE SURVEY
L-1.1	LANDSCAPING/GRADING PLAN
C-1.2 LOT COVERAGE PLAN	
C-1.3	USABLE OPEN SPACE PLAN
C-1.4	FIRE DEPARTMENT ACCESS PLAN
C-1.5	UTILITY PLAN
C-1.6	SITE DEMO/REMOVALS PLAN
A-1.1	FIRST FLOOR PLAN - NEW BUILDING
A-1.2	SECOND FLOOR PLAN - NEW BUILDING
A-1.3	FIRST FLOOR PLAN - EXISTING BUILDING
A-2.1	ELEVATIONS - EXISTING BUILDING
A-2.2	ELEVATIONS - NEW BUILDING

ISSUED
 Issued for Land Use Application May 13, 2015

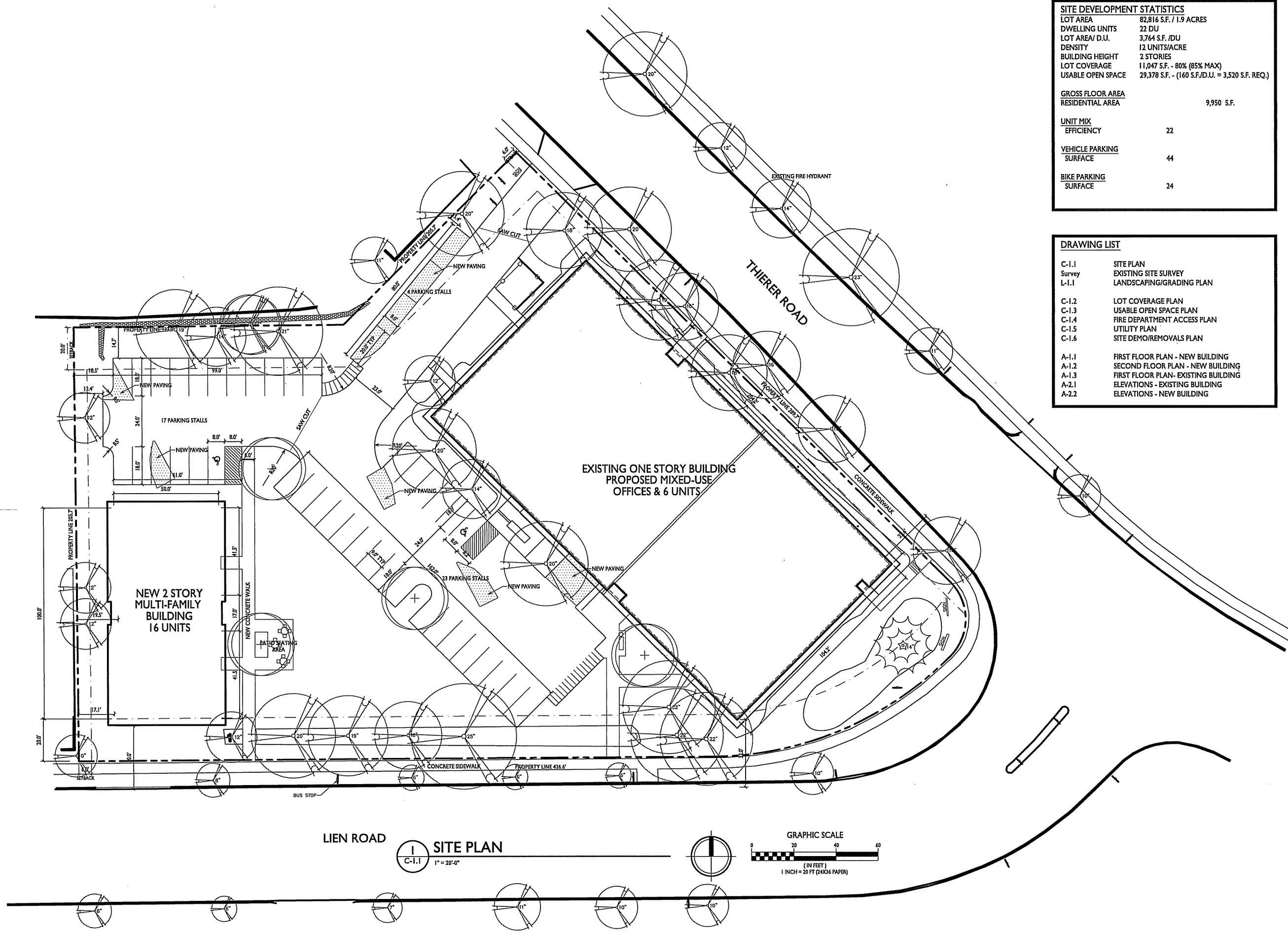
PROJECT TITLE
PORCHLIGHT LIEN ROAD

4130 Lien Road,
 Madison, WI 53704
 SHEET TITLE
Site Plan

SHEET NUMBER

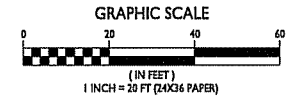
C-1.1

PROJECT NO. **1409**
 © 2013 Knothe & Bruce Architects, LLC



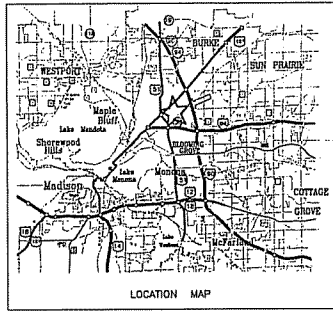
LIEN ROAD

SITE PLAN
 C-1.1
 1" = 20'-0"



ALTA/ACSM LAND TITLE SURVEY

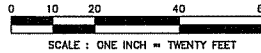
ALL OF LOT 2, CERTIFIED SURVEY MAP NUMBER 2818, AS RECORDED IN VOLUME 11 OF CERTIFIED SURVEY MAPS, ON PAGES 143-144, AS DOCUMENT NUMBER 1572285, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	38.31	67°47'49"	25.00	S00°09'59"W	34.67
		(S00°36'16"W)		(35.36")	
C2	125.13	44°48'34"	160.00	S66°55'53"W	121.97
		(44°46'00")		(S66°46'46"W)	(121.86)



- NOTES:**
- Elevations are based upon NAVD83 datum. The Southwest corner of Section 27-08-10 has an elevation of 860.51' based upon Carl Sandnes level sheet dated March 11, 2004.
 - Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Number 2015100048, drawings obtained from City of Madison Engineering Department, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. BURSE does not warrant the location of underground utilities. Before excavations are performed contact Digger's Hotline.
 - No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - All trees, hedges and ground cover on the site may not necessarily be shown hereon. Snow
 - Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts in public or private records.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number NCS-714750-MAD dated February 09, 2015 from First American Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B, Section Two, Exceptions of Commitment):
 - (10) Easement and conditions contained in instrument recorded December 7, 1927, as Document No. 482723a, [not on property]
 - (11) Easement to Madison Gas and Electric Company recorded January 13, 1978, as Document No. 1555779, [shown on map]
 - (12) Easement for public utilities and incidental purposes disclosed by Certified Survey Map No. 2818, [shown on map]
 - (13) Drainage swale requirement as noted on Certified Survey Map No. 2818, [shown on map. Drainage pattern shall not be modified unless approved by the City Engineer]
 - (14) No vehicular access as shown on Certified Survey Map No. 2818, [shown on map]
 - There is no observed evidence of current earth moving work, building construction or building additions.
 - There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
 - Dates of field work: 03-12-2015.
 - Total Parcel Area: 82,787 square feet or 1.8005 acres.

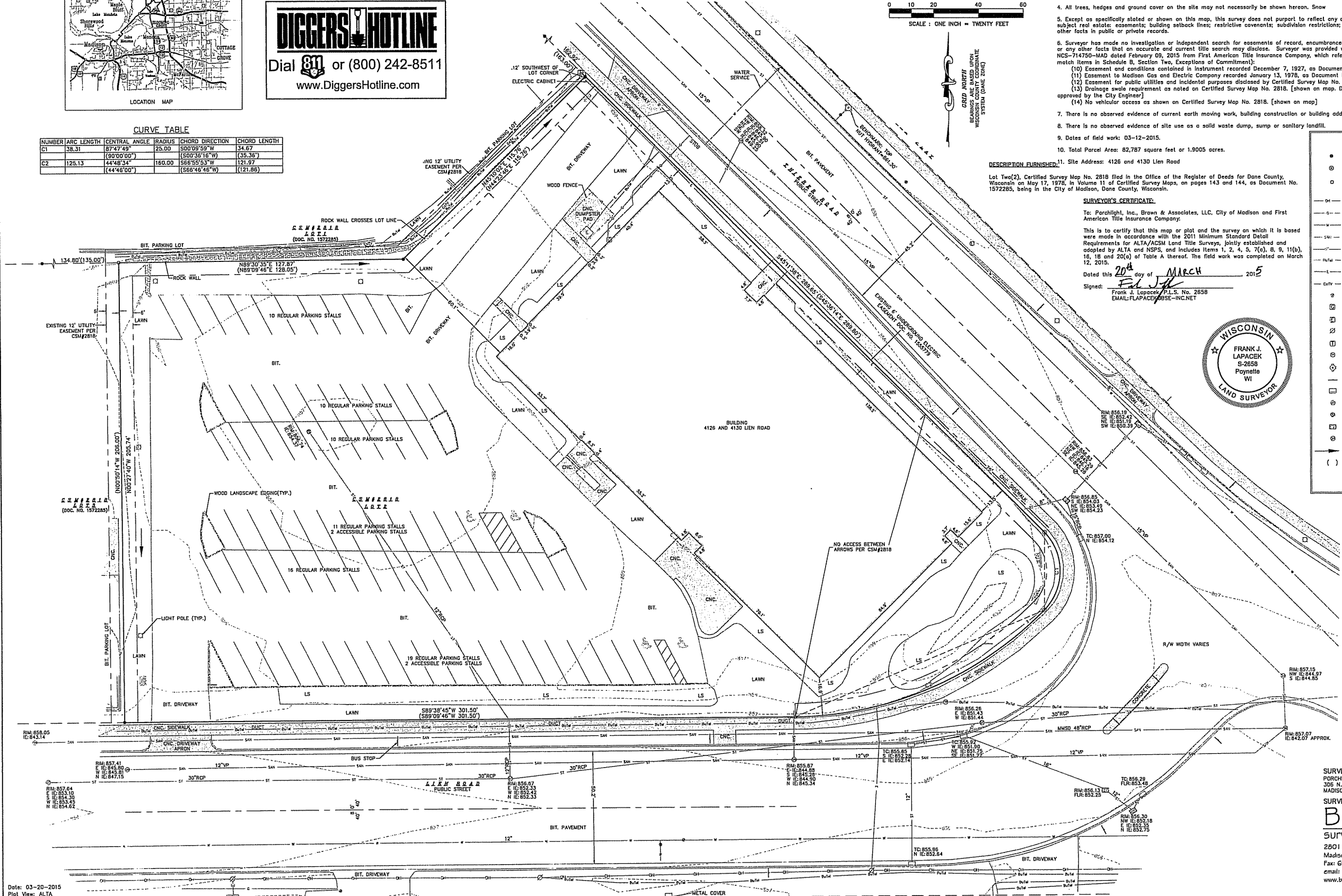
DESCRIPTION FURNISHED: 11. Site Address: 4126 and 4130 Lien Road
 Lot Two(2), Certified Survey Map No. 2818 filed in the Office of the Register of Deeds for Dane County, Wisconsin on May 17, 1978, in Volume 11 of Certified Survey Maps, on pages 143 and 144, as Document No. 1572285, being in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:
 To: Parhlight, Inc., Brown & Associates, LLC, City of Madison and First American Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 7(c), 8, 9, 11(b), 16, 18 and 20(c) of Table A thereof. The field work was completed on March 12, 2015.
 Dated this 20th day of MARCH 2015
 Signed: *Frank J. Lapacek*
 Frank J. Lapacek, P.L.S. No. 2658
 EMAIL: FLAPACEK@BSE-INC.NET

LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ 1-1/4" SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- OVERHEAD UTILITY WIRE
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE ACCESS TELEVISION LINE
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ ELECTRIC PEDESTAL
- ⊕ UTILITY POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊕ FIRE HYDRANT
- SIGN
- ⊕ STORM SEWER INLET
- ⊕ STORM SEWER MANHOLE
- ⊕ ROUND CATCH BASIN
- ⊕ RECTANGLE CATCH BASIN
- ⊕ SANITARY SEWER MANHOLE
- DRAINAGE ARROW PER CSM#2818
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



SURVEYED FOR:
 PARHLIGHT, INC.
 306 N. BROOKS ST.
 MADISON, WI 53715

SURVEYED BY:
Burse
 surveying & engineering inc.
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

ISSUED
Issued for Landscape Application - May 13, 2015

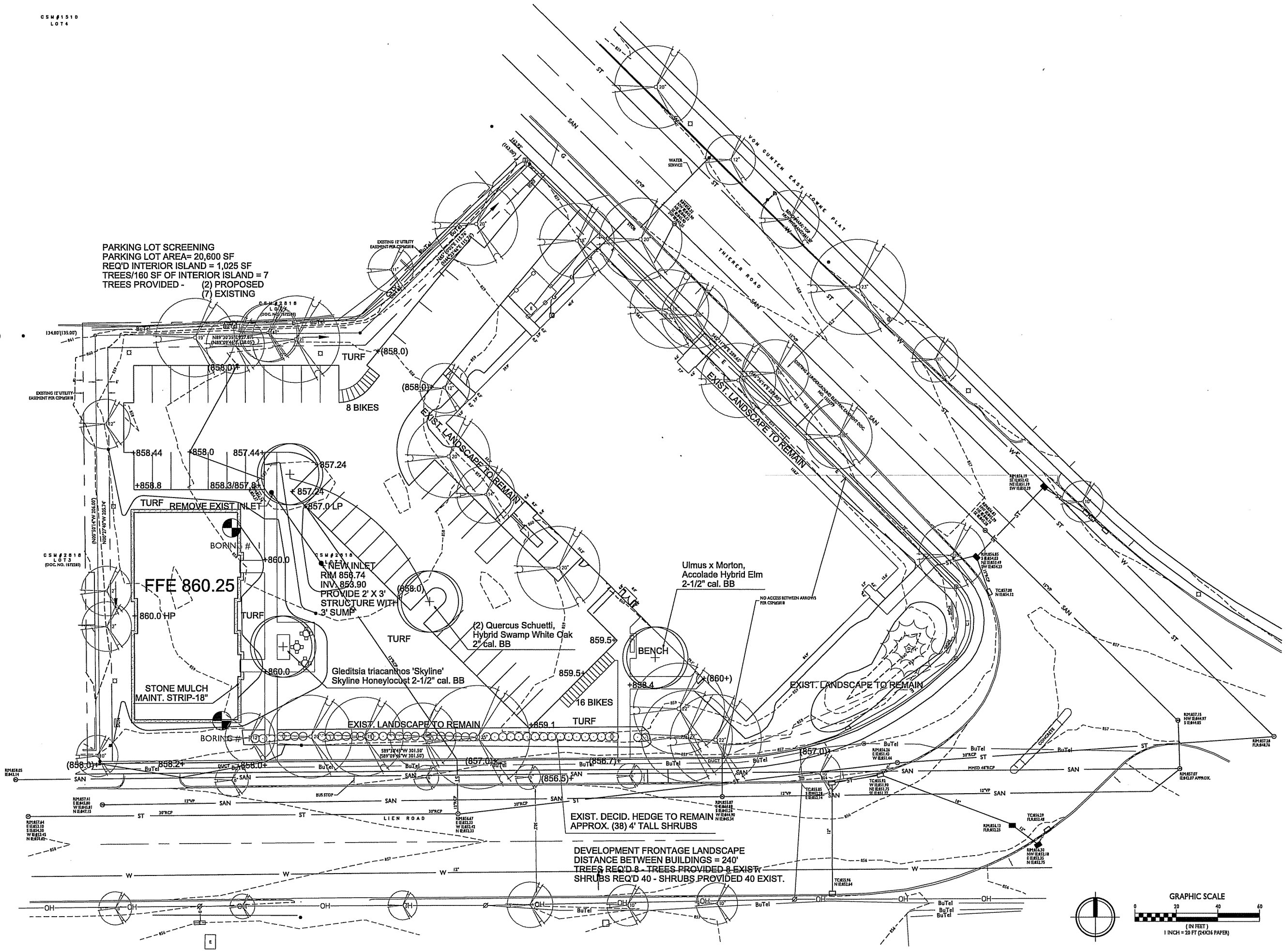
PROJECT TITLE
**PORCHLIGHT
LIEN ROAD**

4130 Lien Road,
Madison, WI 53704
SHEET TITLE
Grading Landscape Plan

SHEET NUMBER

L-1

PROJECT NO. **1409**
© 2013 Knothe & Bruce Architects, LLC



PARKING LOT SCREENING
PARKING LOT AREA= 20,600 SF
REQ'D INTERIOR ISLAND = 1,025 SF
TREES/160 SF OF INTERIOR ISLAND = 7
TREES PROVIDED - (2) PROPOSED
(7) EXISTING

FFE 860.25

STONE MULCH
MAINT. STRIP-18"

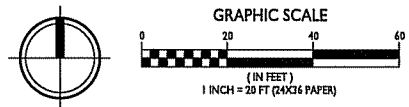
Gleditsia triacanthos 'Skyline'
Skyline Honeylocust 2-1/2" cal. BB

Ulmus x Morton
Accolade Hybrid Elm
2-1/2" cal. BB

(2) Quercus Schuettli,
Hybrid Swamp White Oak
2" cal. BB

EXIST. DECID. HEDGE TO REMAIN
APPROX. (38) 4' TALL SHRUBS

DEVELOPMENT FRONTAGE LANDSCAPE
DISTANCE BETWEEN BUILDINGS = 240'
TREES REQ'D 8 - TREES PROVIDED 8 EXIST.
SHRUBS REQ'D 40 - SHRUBS PROVIDED 40 EXIST.



ISSUED
 Issued for Land Use Application May 13, 2015

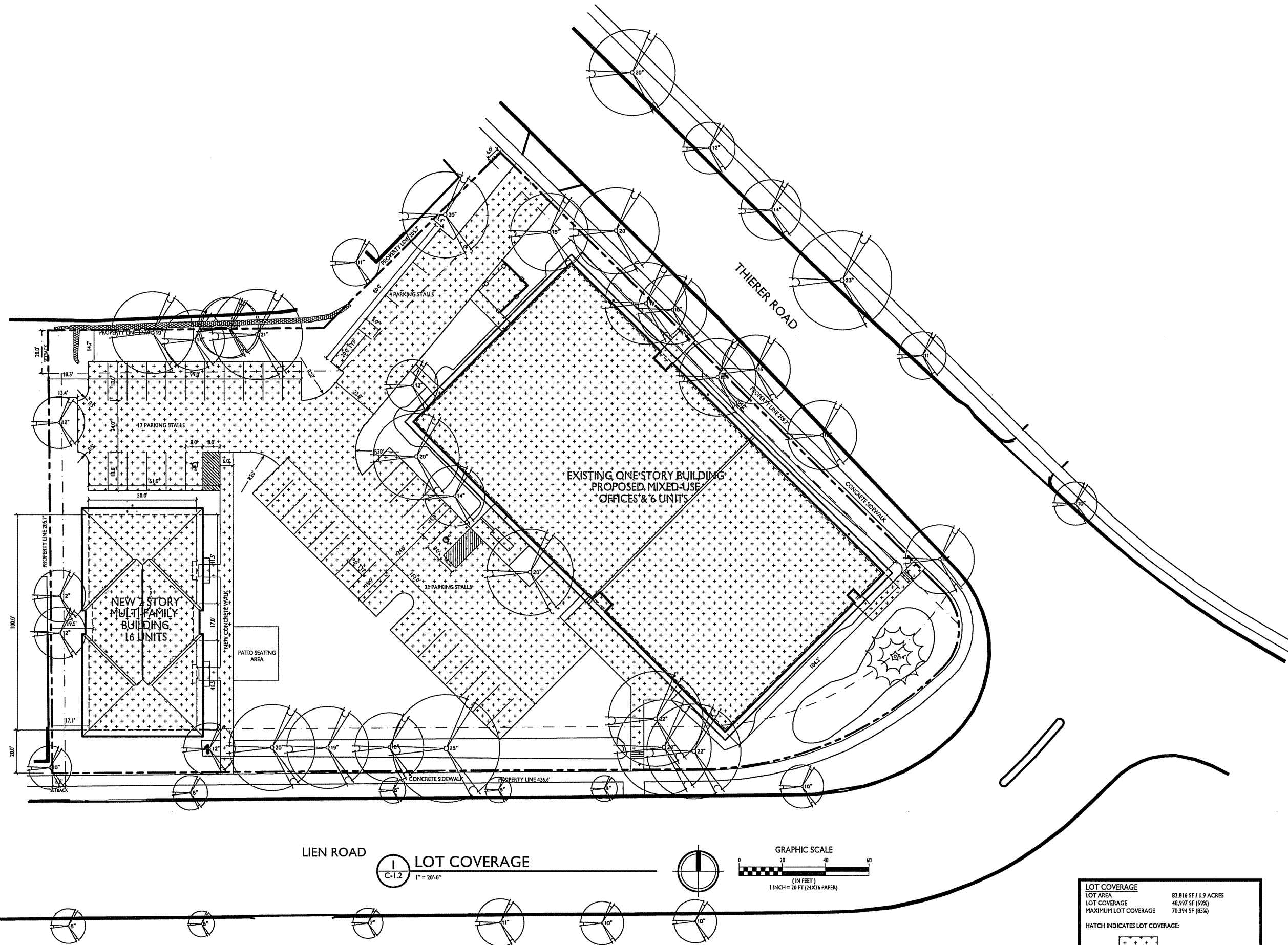
PROJECT TITLE
PORCHLIGHT
LIEN ROAD

4130 Lien Road,
 Madison, WI 53704
 SHEET TITLE
Lot Coverage

SHEET NUMBER

C-1.2

PROJECT NO. **1409**
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ISSUED
 Issued for Land Use Application May 13, 2015

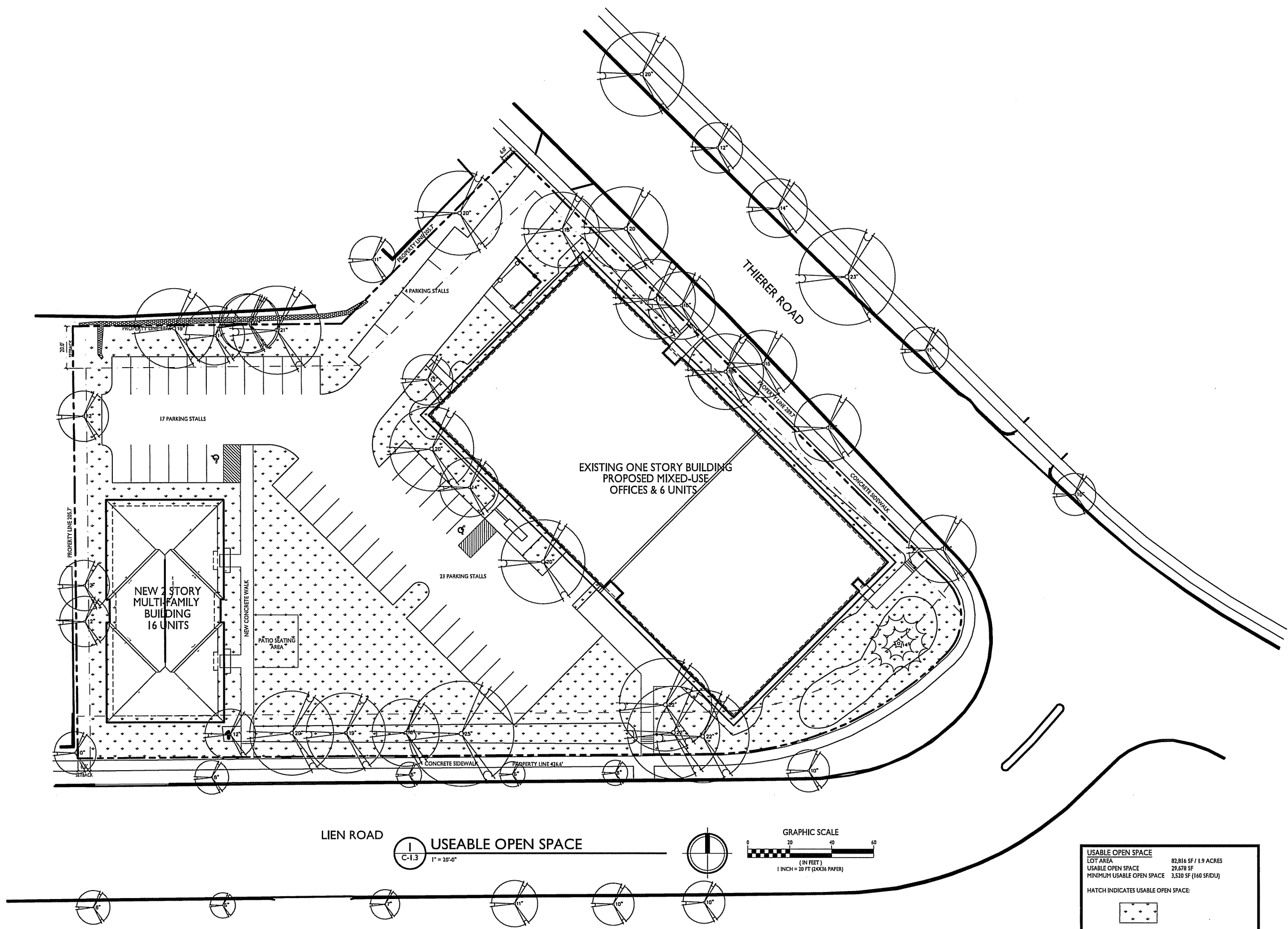
PROJECT TITLE
**PORCHLIGHT
 LIEN ROAD**

4130 Lien Road,
 Madison, WI 53704
 SHEET TITLE
**Useable Open
 Space**

SHEET NUMBER

C-1.3

PROJECT NO. **1409**
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USABLE OPEN SPACE	
LOT AREA	92,816 SF / 1.9 ACRES
USABLE OPEN SPACE	29,678 SF
MINIMUM USABLE OPEN SPACE	3,520 SF (160 SF/DU)
HATCH INDICATES USABLE OPEN SPACE:	

ISSUED
 Issued for Land Use Application May 13, 2015

PROJECT TITLE
**PORCHLIGHT
 LIEN ROAD**

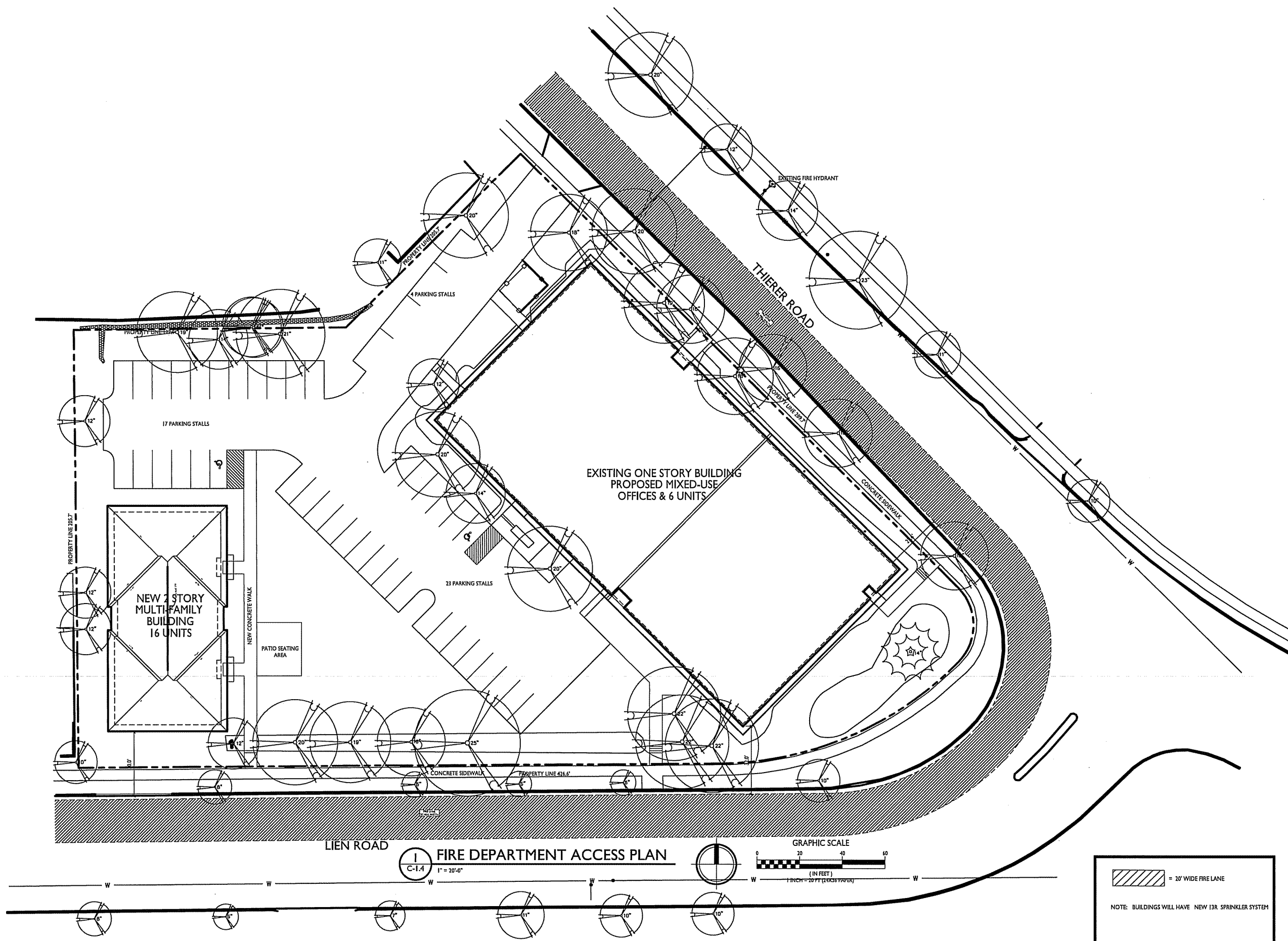
4130 Lien Road,
 Madison, WI 53704

SHEET TITLE
**Fire Department
 Access Plan**

SHEET NUMBER

C-1.4

PROJECT NO. **1409**
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1
C-1.4
 FIRE DEPARTMENT ACCESS PLAN
 1" = 20'-0"

ISSUED
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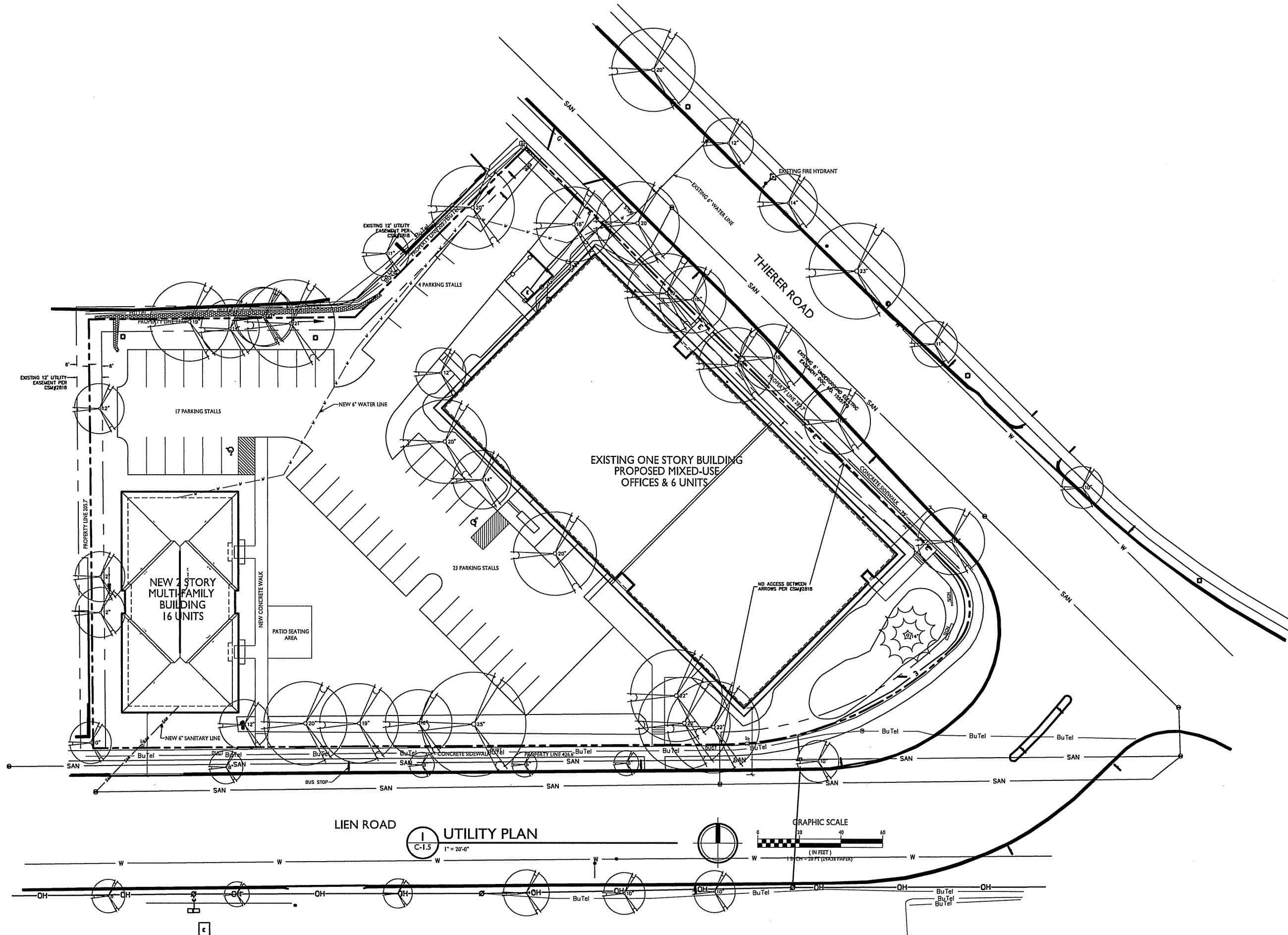
PROJECT TITLE
**PORCHLIGHT
 LIEN ROAD**

4130 Lien Road,
 Madison, WI 53704
 SHEET TITLE
Utility Plan

SHEET NUMBER

C-1.5

PROJECT NO. **1409**
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ISSUED
 Issued for Land Use Application May 13, 2015

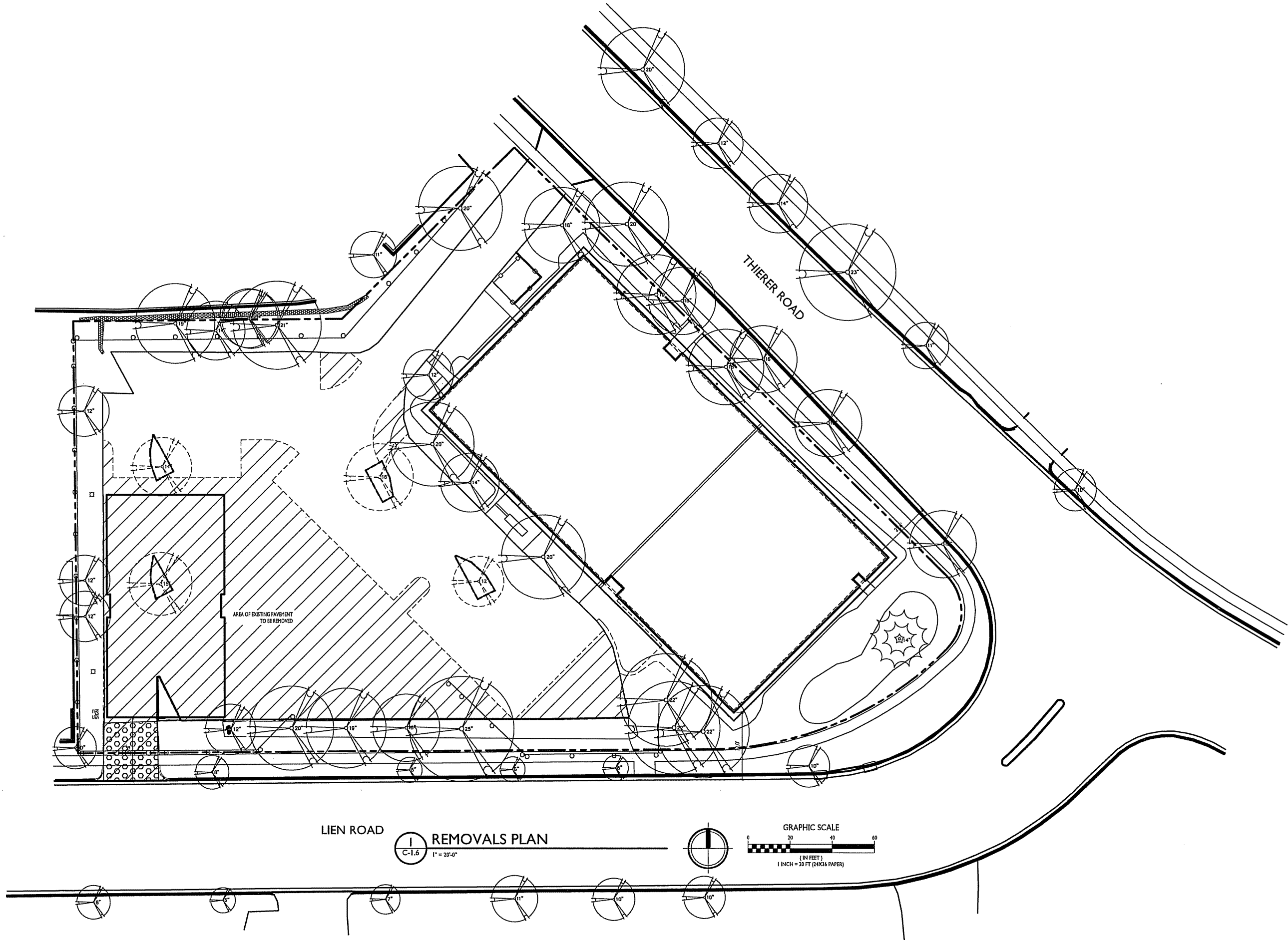
PROJECT TITLE
**PORCHLIGHT
 LIEN ROAD**

4130 Lien Road,
 Madison, WI 53704
 SHEET TITLE
Removals Plan

SHEET NUMBER

C-1.6

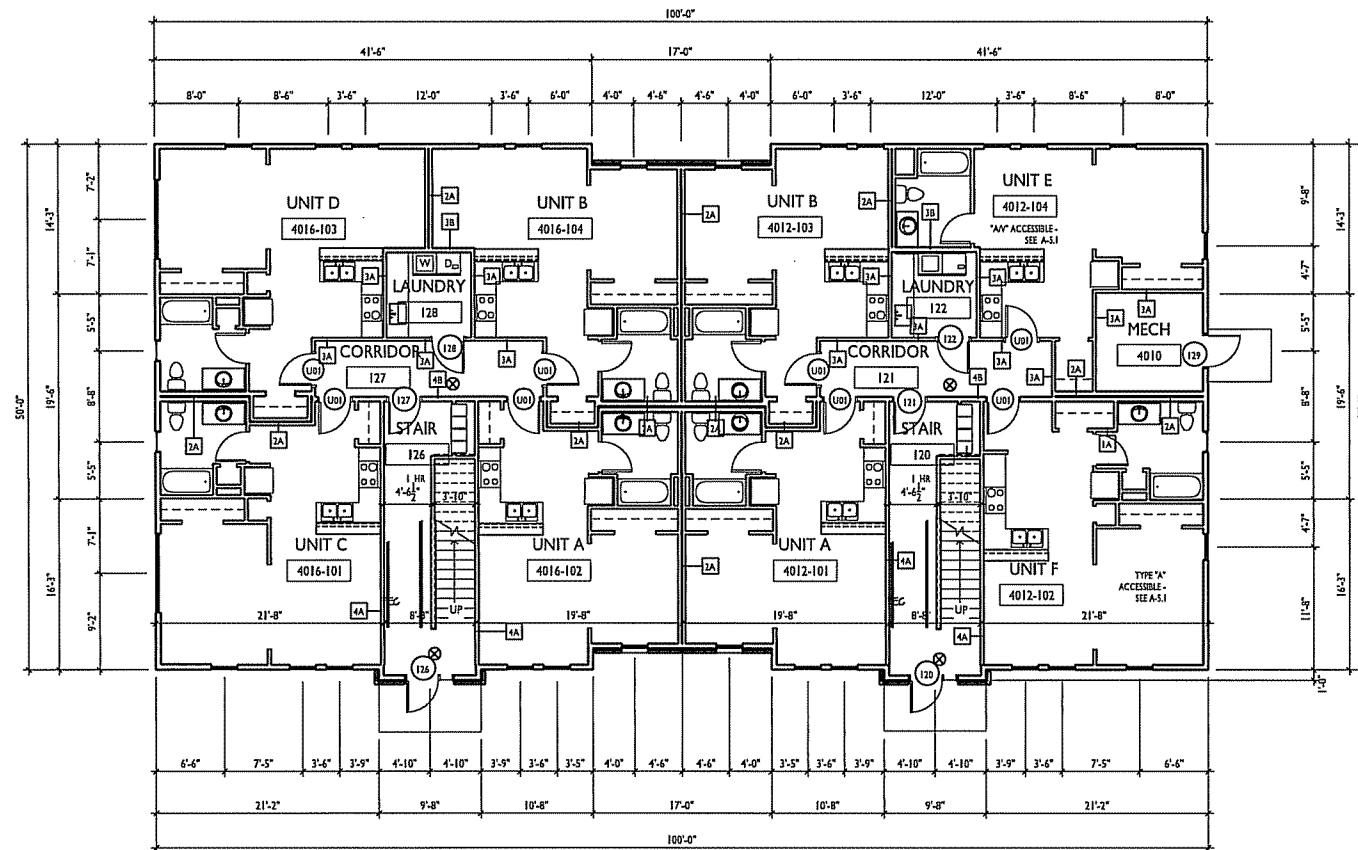
PROJECT NO. **1409**
 © 2013 Knothe & Bruce Architects, LLC



LIEN ROAD

1
C-1.6
 REMOVALS PLAN
 1" = 20'-0"

GRAPHIC SCALE
 0 20 40 60
 (IN FEET)
 1 INCH = 20 FT (24X36 PAPER)



ISSUED
 Issued for xyz - Month Day, Year

PROJECT TITLE
**PORCHLIGHT
 LIEN ROAD**

4130 Lien Road,
 Madison, WI 53704
 SHEET TITLE
First Floor Plan

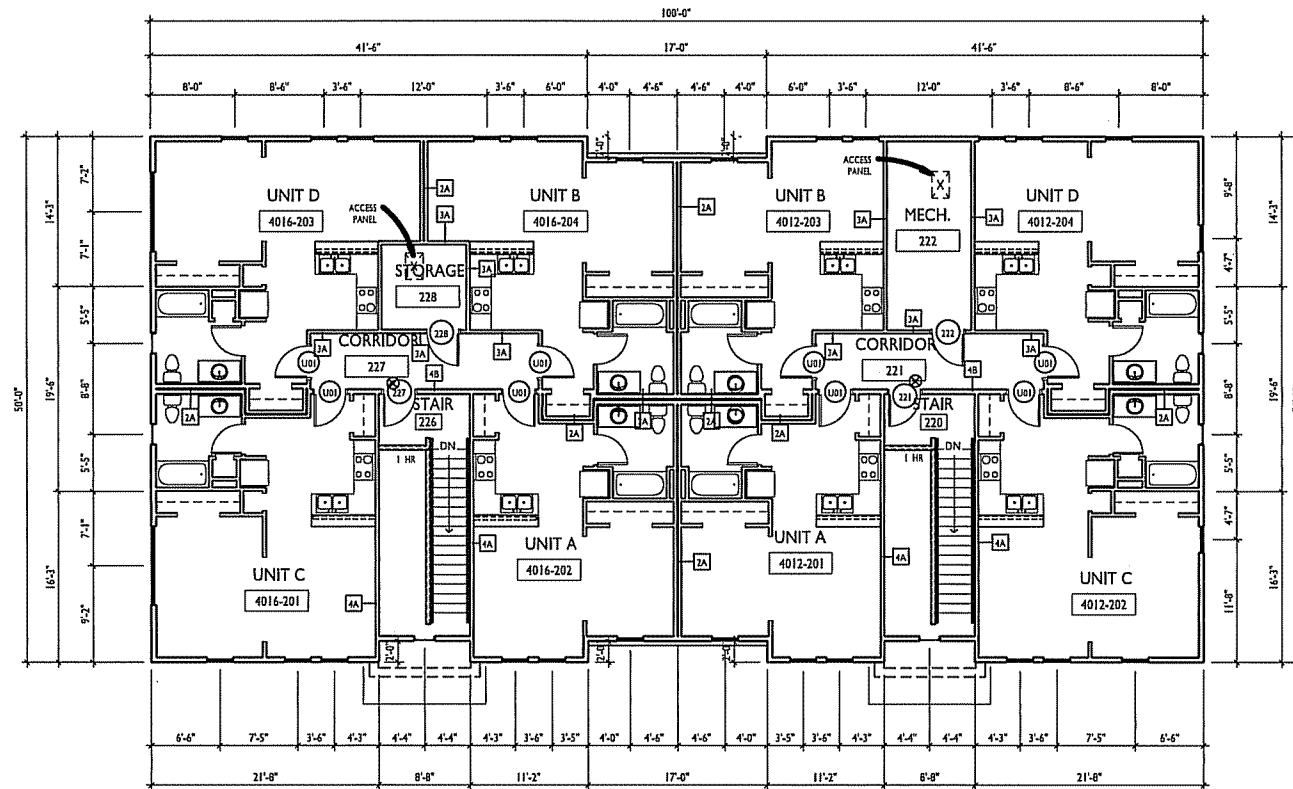
1 FIRST FLOOR PLAN
 A-1.1 1/8"=1'-0"



SHEET NUMBER

A-1.1

PROJECT NO. **1409**
 © 2013 Knothe & Bruce Architects, LLC



ISSUED
 Issued for xyz - Month Day, Year

PROJECT TITLE
**PORCHLIGHT
 LIEN ROAD**

4130 Lien Road,
 Madison, WI 53704
 SHEET TITLE
Second Floor Plan

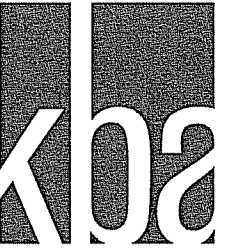
SHEET NUMBER

A-1.2

PROJECT NO. **1409**
 © 2013 Knothe & Bruce Architects, LLC

SECOND FLOOR PLAN
 A-1.2 1/8"=1'-0"





knothe + bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Land Use Application - May 13, 2015

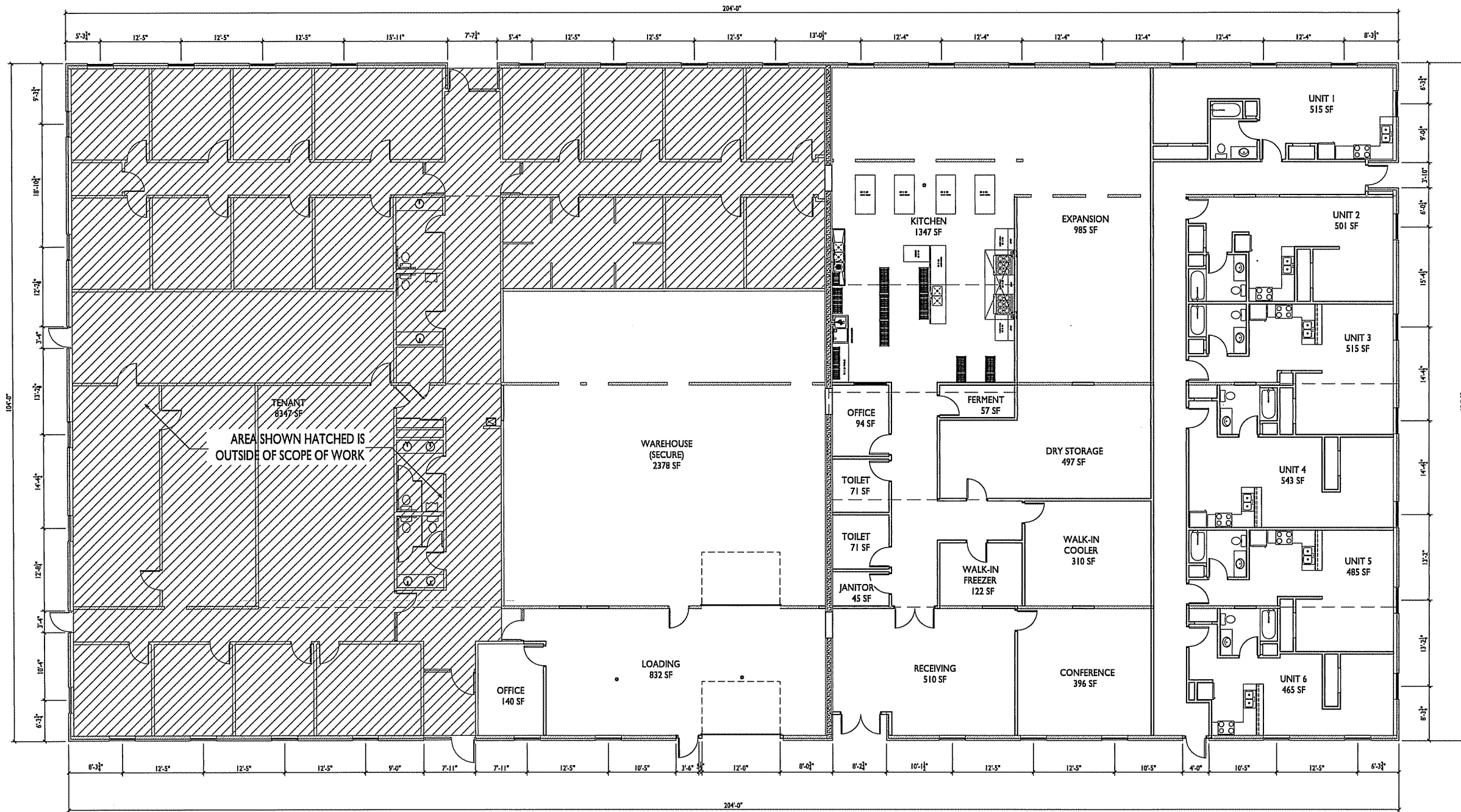
PROJECT TITLE
**PORCHLIGHT
LIEN ROAD**

4130 Lien Road,
Madison, WI 53704
SHEET TITLE
First Floor Plan

SHEET NUMBER

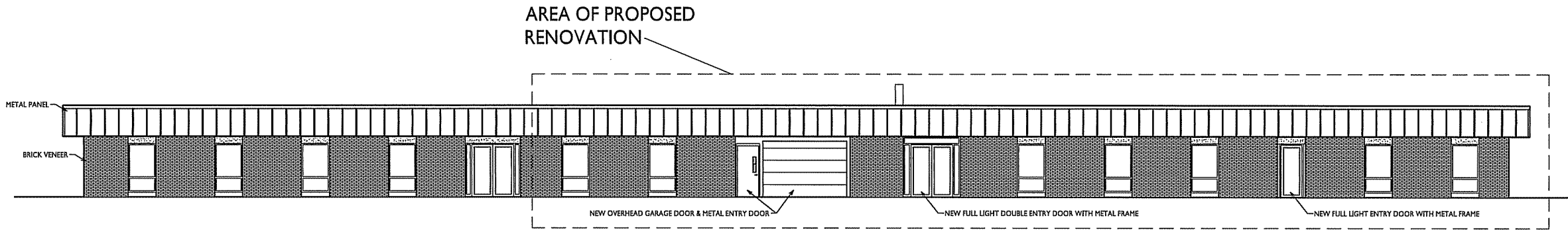
A-1.3

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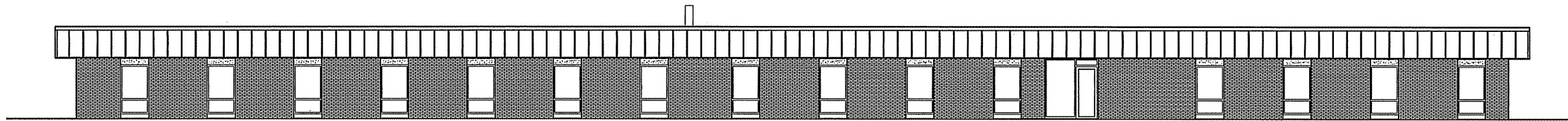


FIRST FLOOR PLAN
A-1.3 1/8"=1'-0"

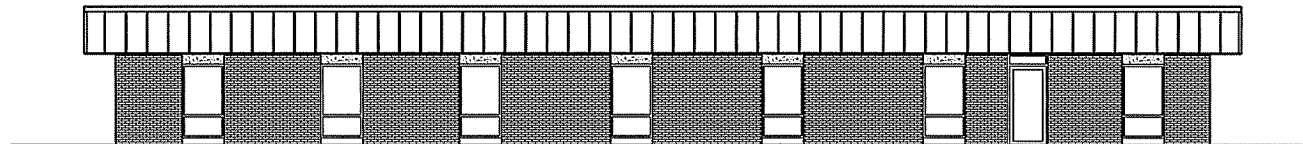




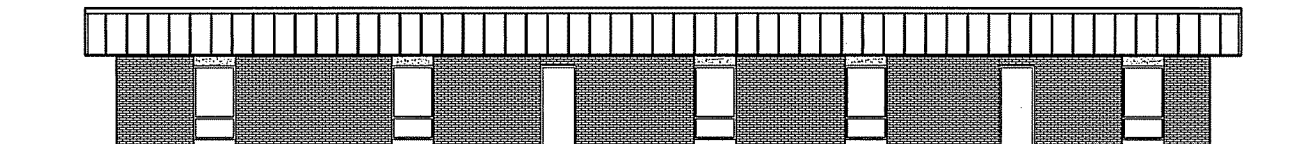
4 SOUTH WEST ELEVATION
 A-2.1 1/8"=1'-0"



3 NORTH EAST ELEVATION
 A-2.1 1/8"=1'-0"



2 SOUTH EAST ELEVATION
 A-2.1 1/8"=1'-0"



1 NORTH WEST ELEVATION
 A-2.1 1/8"=1'-0"

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 Issued for xyz - Month Day, Year

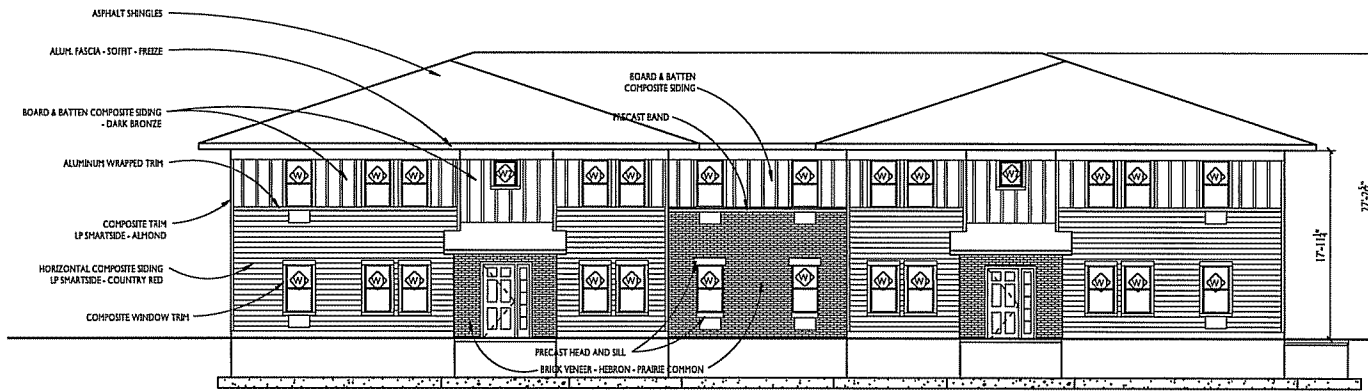
PROJECT TITLE
**PORCHLIGHT
 LIEN ROAD**

4130 Lien Road,
 Madison, WI 53704
 SHEET TITLE
**Exterior
 Elevations**

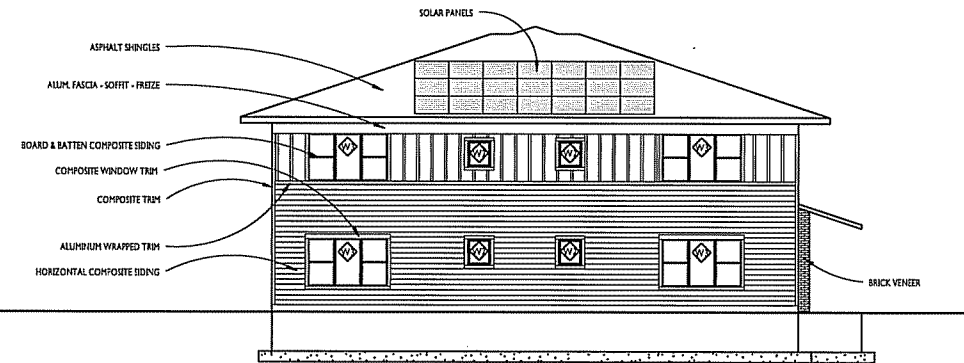
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A-2.1

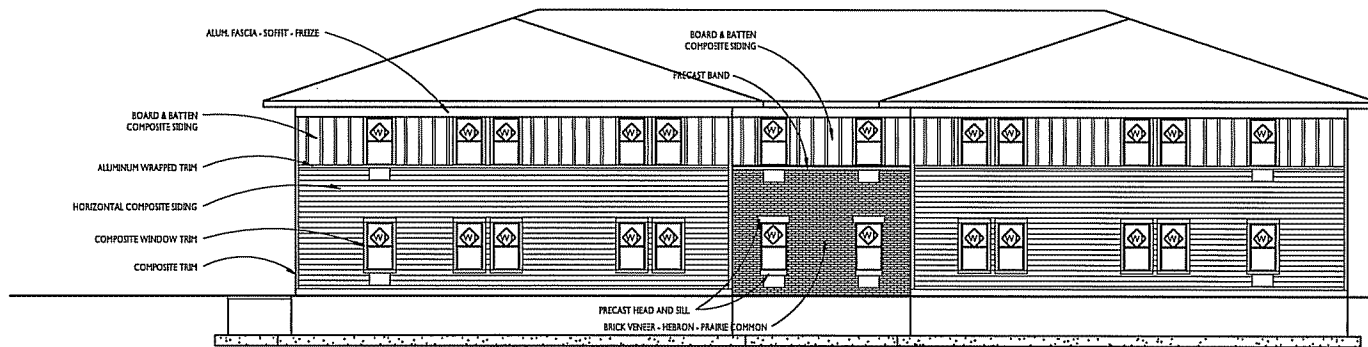
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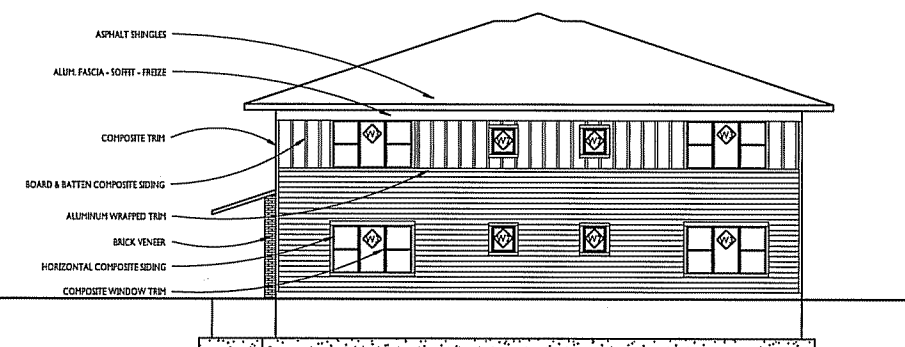
1 EAST ELEVATION
 A-2.2 1/8"=1'-0"



2 SOUTH ELEVATION
 A-2.2 1/8"=1'-0"



3 WEST ELEVATION
 A-2.2 1/8"=1'-0"



4 NORTH ELEVATION
 A-2.2 1/8"=1'-0"

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PROJECT TITLE
PORCHLIGHT
LIEN ROAD

4130 Lien Road,
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 SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.2

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