

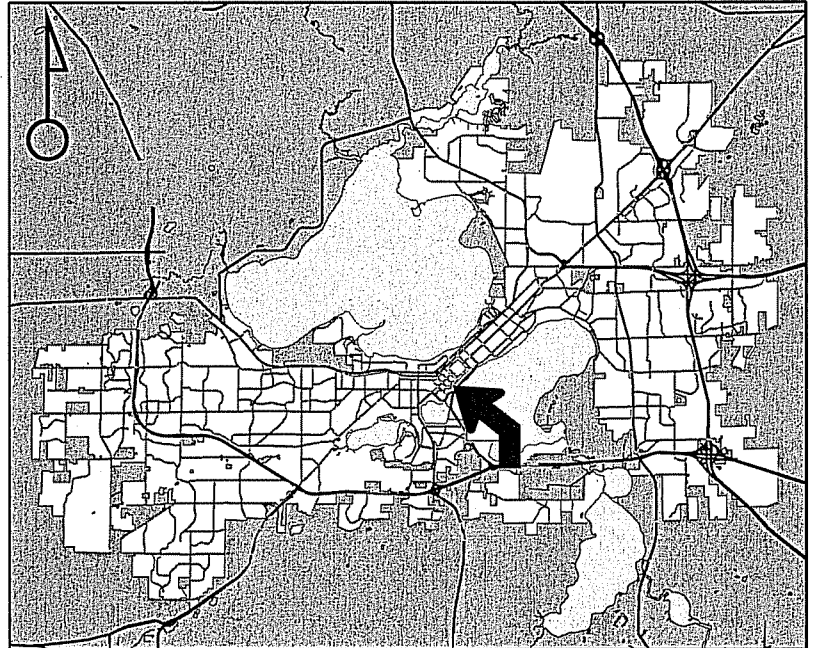


Location
403 West Doty Street

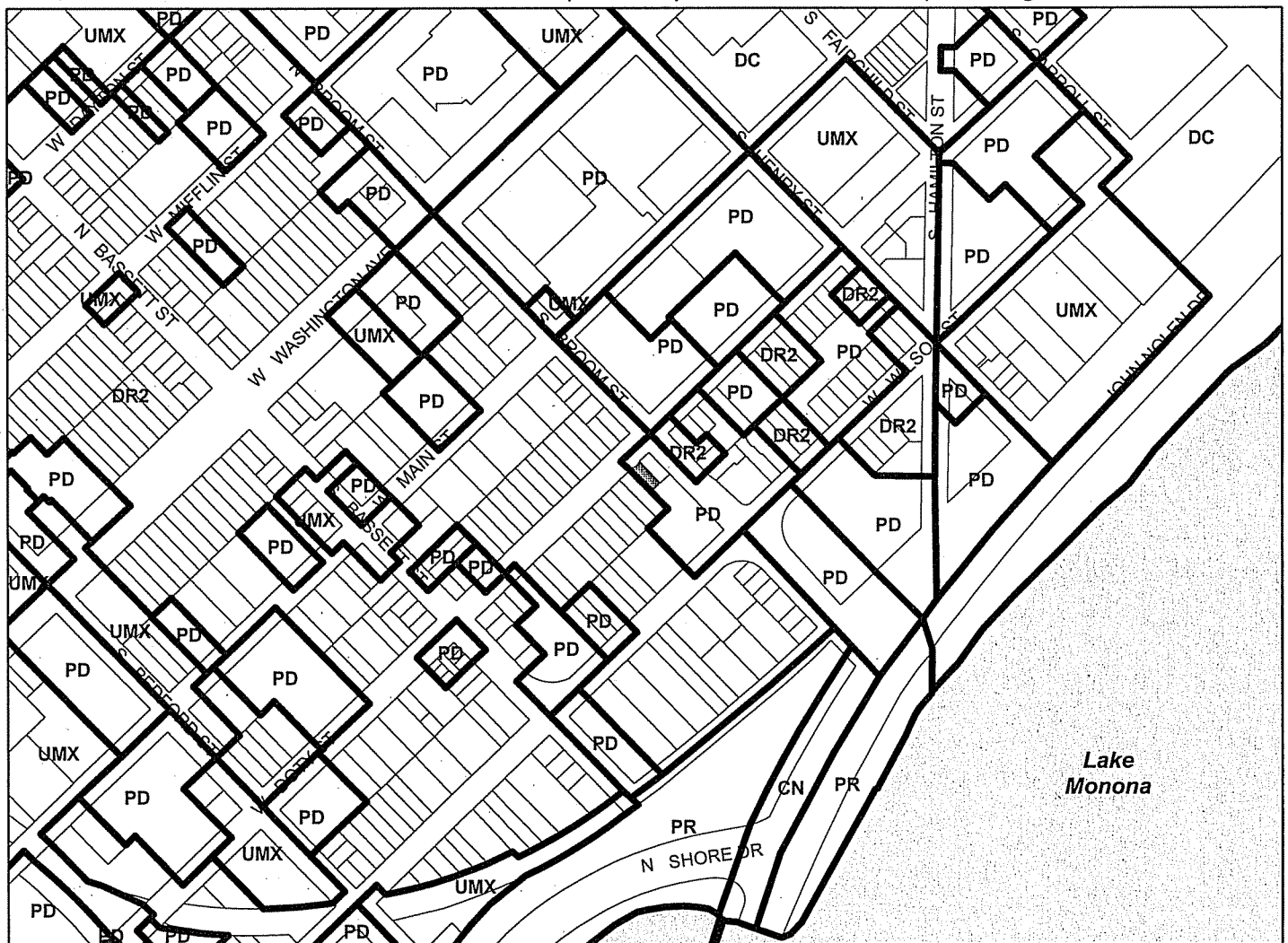
Applicant
Levi Funk

Proposed Use
Amend PD-SIP to approve an existing front yard parking space

Public Hearing Date
Plan Commission
27 July 2015

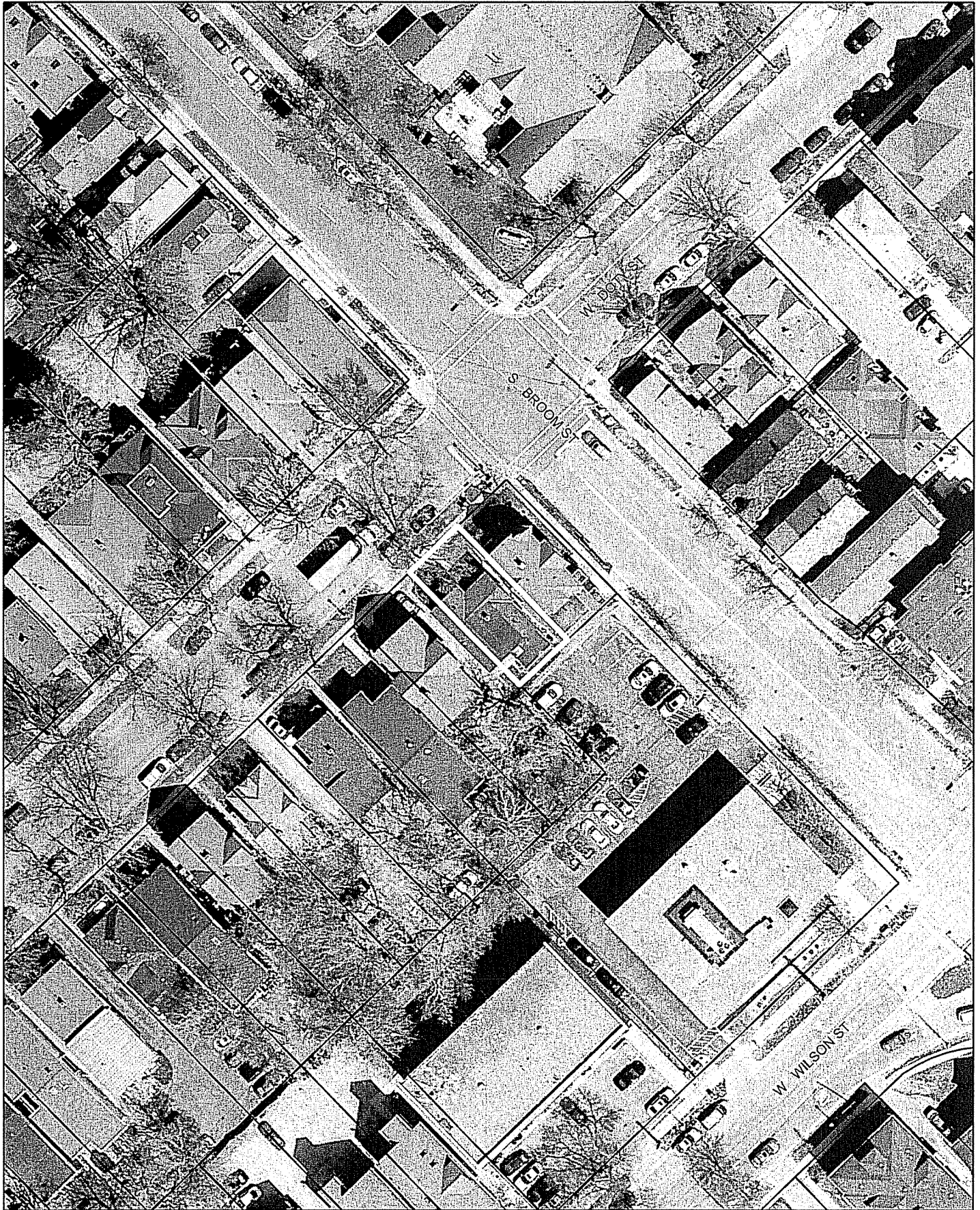


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 July 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 | <u>500</u> Receipt No. <u>04774-007</u> |
| Date Received | <u>4/10/15</u> |
| Received By | _____ |
| Parcel No. | <u>0709 -231-3103-4</u> |
| Aldermanic District | <u>4 - VERVEER</u> |
| Zoning District | <u>PD</u> |
| Special Requirements | <u>PD</u> |
| 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: 403 W Doty Street

Project Title (if any): FRONT YARD PARKING SPACE

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: Levi Funk Company: _____

Street Address: 403 W Doty St #1 City/State: Madison, WI Zip: 53703

Telephone: (608) 403-5384 Fax: () Email: levifunk@gmail.com

Project Contact Person: Levi Funk Company: _____

Street Address: 403 W Doty St #1 City/State: Madison, WI Zip: 53703

Telephone: (608) 403-5384 Fax: () Email: _____

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: Change PD to approve existing parking space at 403 W Doty St.

Development Schedule: Commencement _____ Completion _____

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

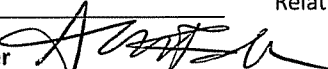
Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Mike Verveer & Johnathan Cooper, May 11th 2015

→ 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: _____ Date: _____ Zoning Staff: Matt Tucker Date: 5/12/15

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

Name of Applicant Levi Funk Relationship to Property: Owner
Authorizing Signature of Property Owner  Date 6/10/15

Letter of Intent
403 W Doty St PD Alteration
6/10/2015

This letter is to request an alteration of our PD (Planned Development) to include a single parking space in the front of our house at 403 W Doty St. The parking space is located on the north-west corner of our property measuring 10' x 19'-8" and constructed of permeable pavers to provide the least possible impact visually and environmentally speaking.

We purchased the house 6 years ago with the intention of fixing it up and holding it as a rental property. As we renovated the house, we got to know our neighbors and really enjoy living in this house and neighborhood. We have no intention of leaving. However, as our family grows (first baby last June), it is becoming clear that living here is unsustainable without a parking spot.

It is the City's intention to have Owner Occupied residents, especially young families as we are, to live in the Bassett Neighborhood. Prior to our purchasing this house the City was offering ~\$50,000 forgivable loans (Small Capital Tax Incremental Financing) to attract owner occupancy in the Bassett Neighborhood. We have not received any money from the city to live downtown.

The building to our south is the American Academy of Cosmetic Dentistry (previously the National Bar Association). When this was built, they purchased the back half of 401 and 403 W Doty to create enough room for a parking lot. The problem is that in creating parking space for the new building, they didn't consider parking for the existing homes. The Schauf's bought 401 W Doty in 2005 and built an attached garage onto their home which is accessed from Broom St. Our property, 403 W Doty, has no access to the rear of the house. I believe this was an error in composition of the original PD creation.

In discussion of our intent with various city parties and neighborhood association members the phrase 'not setting a precedent' has arisen. The following research was done in order to ensure that the approval of this parking spot would not set a precedent going forward. I downloaded the database of all PD properties in Madison from the City Assessor's Office. There are nearly 15,000. Of those, 100 are Residential properties in the downtown area. When you eliminate those that do not have either a parking space or a driveway, there are only 19 such properties. 15 of those lack the setbacks to ever put a parking space in, which leaves these 4 properties:

1236 Mound St – It's front yard setback is only 12', but this is a corner lot and could potentially add a parking space or garage access from Orchard St in the same way Schauf's did at 401 W Doty.

625 E Gorham St – This has a 17' front yard setback which is small. DOT recommends 19' for a parking stall. They may be able to fit a compact car space similar to 315 W Doty St.

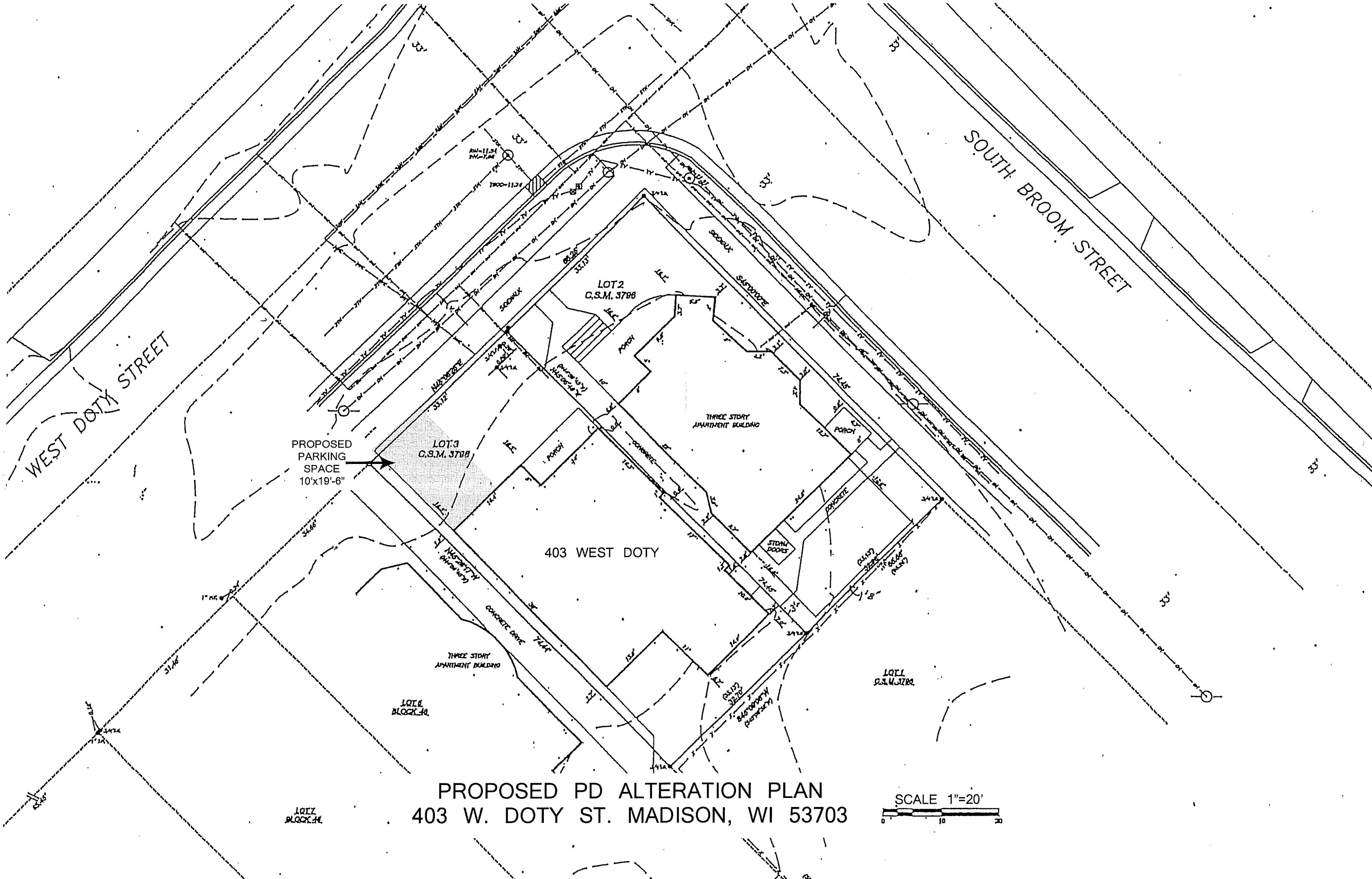
1047 E Wilson St – While it is not listed as having a shared driveway on the City Assessor's database, there is a 2 car wide apron in between 1045 E Wilson and this property which they appear to share.

403 W Doty St – Our House.

The only place we were able to put a parking space is in the front. While technically a "driveway", the neighbors to our west (407 W Doty) park in front as well (our parking space is adjacent to this space, so is side by side with another vehicle). Across the street, 404 W Doty, has a grandfathered front yard parking space. Visually, this parking space is not out of place. We've talked with the neighborhood and none of the neighbors have objected. All of the adjacent neighbors and the Bassett Neighborhood Association actively support this petition as written.

Thank you for your consideration,

Levi, Amanda and Bascom Funk



WEST DOTY STREET

SOUTH BROOM STREET

PROPOSED
PARKING
SPACE
10'x19'-6"

LOT 2
C.S.M. 3788

LOT 3
C.S.M. 3788

THREE STORY
APARTMENT BUILDING

403 WEST DOTY

THREE STORY
APARTMENT BUILDING

LOT 4
BLOCK 40

LOT 1
C.S.M. 3789

LOT 2
BLOCK 40

PROPOSED PD ALTERATION PLAN
403 W. DOTY ST. MADISON, WI 53703

SCALE 1"=20'

