



Location
2500-2502 Calypso Road

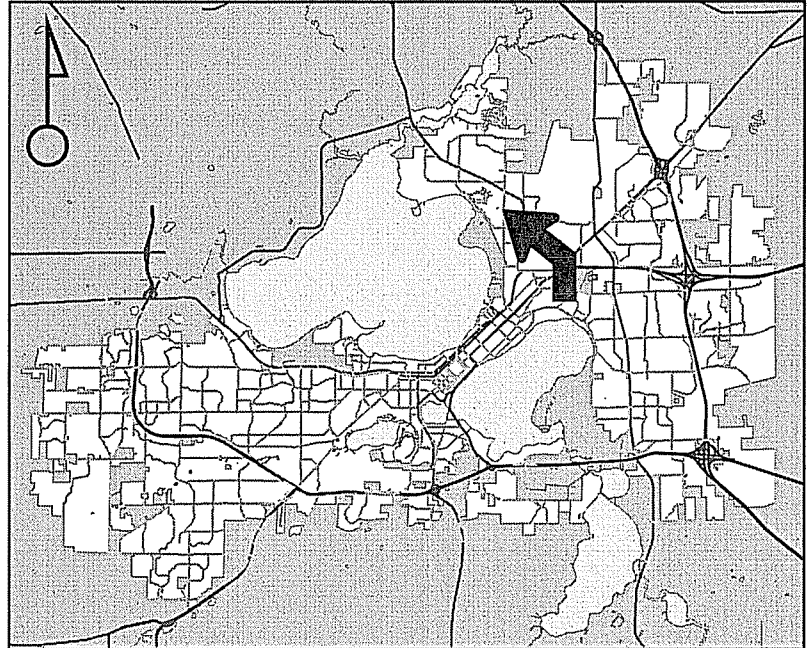
Project Name
Loumos Office Conversion

Applicant
Dean Loumos, Housing Initiatives

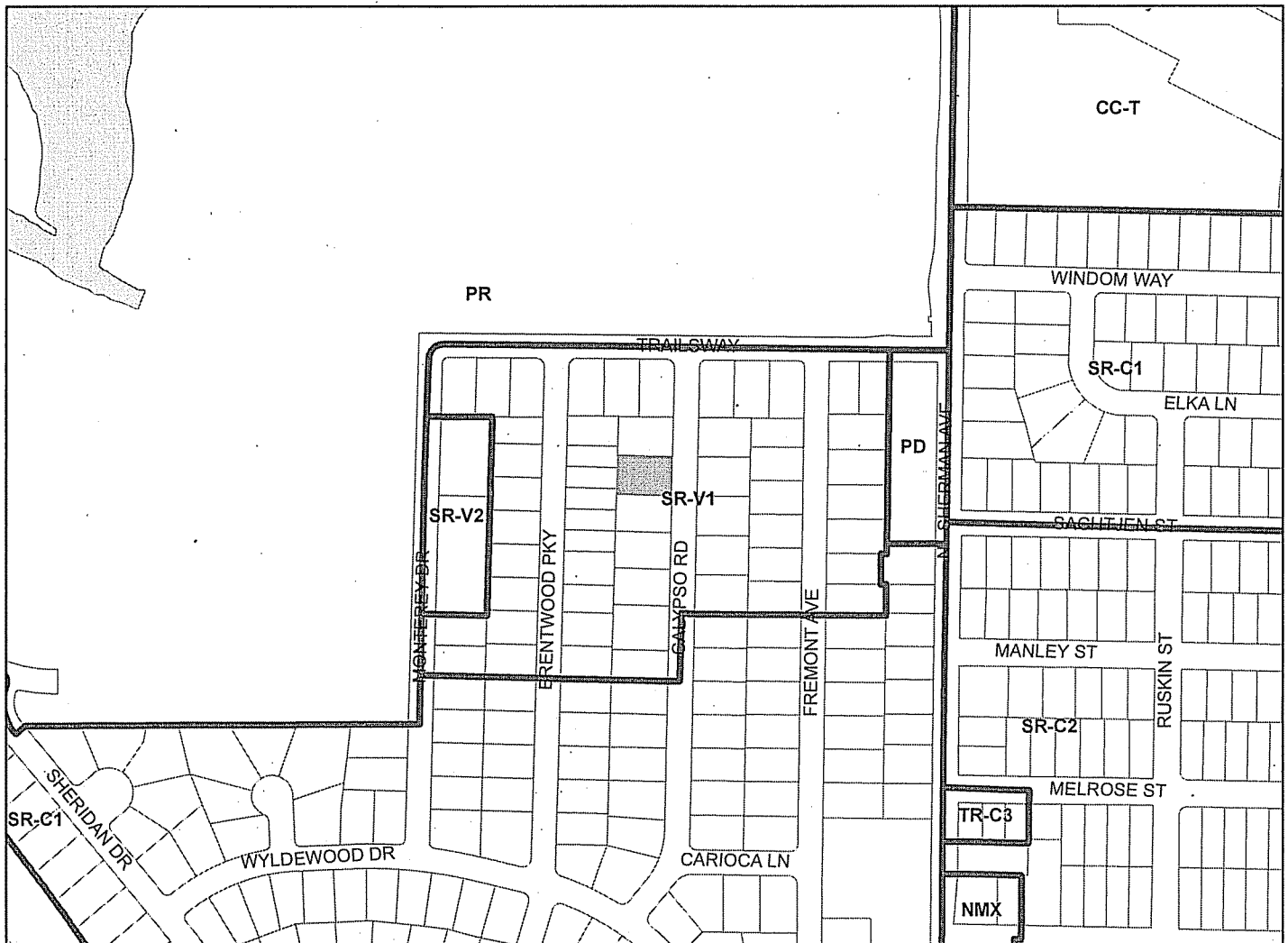
Existing Use
8 unit Apartment

Proposed Use
Convert dwelling unit in eight-unit apartment building into office for human services

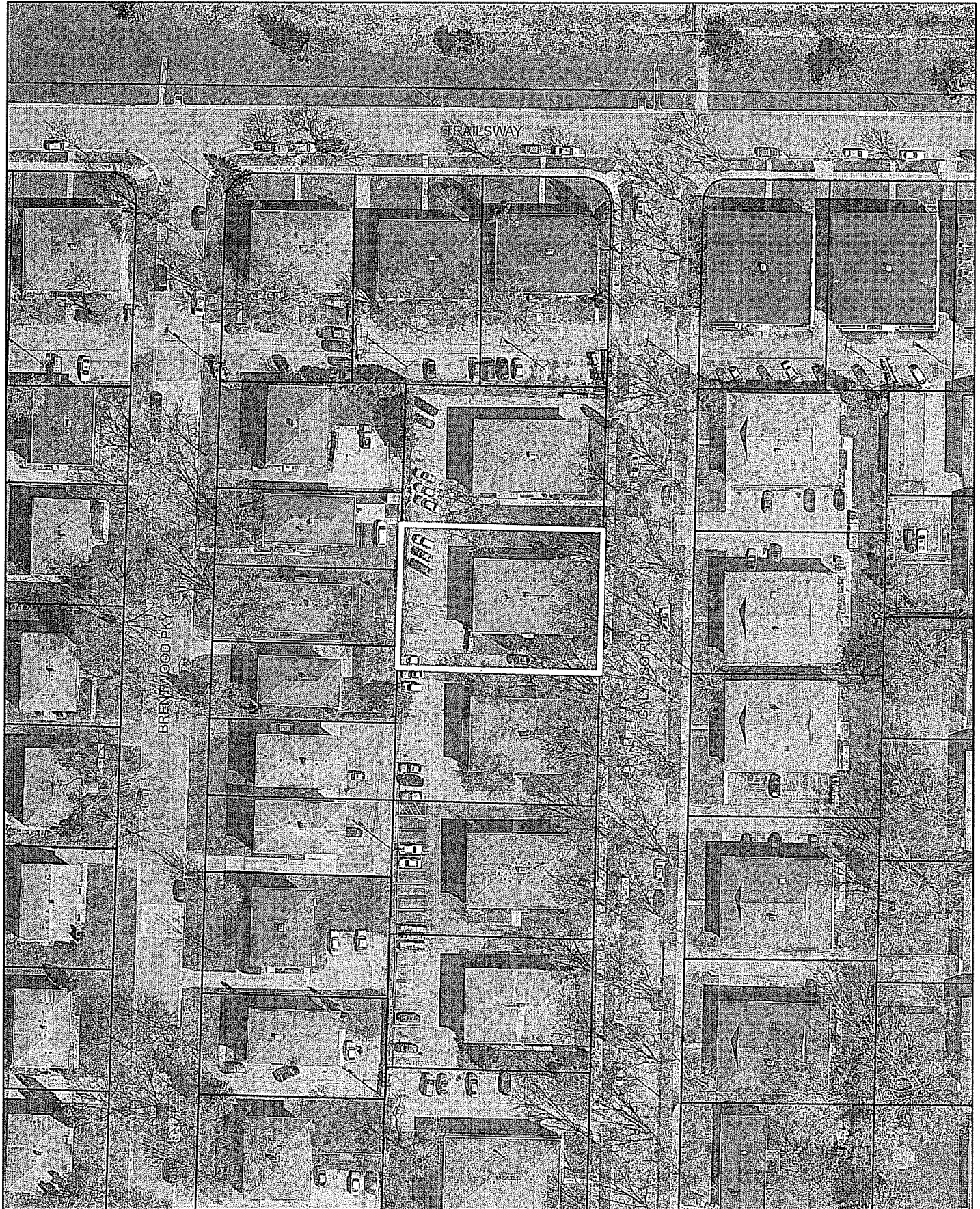
Public Hearing Date
Plan Commission
02 October 2017



For Questions Contact: Sydney Prusak at: 243-0554 or sprusak@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid N/A Receipt # -
 Date received 8/2/17
 Received by NJP
 Parcel # 0809-364-0331-2
 Aldermanic district 12-0 PALM
 Zoning district SR-V1
 Special requirements ZON - NCU
 Review required by _____
 UDC PC
 Common Council Other _____
 Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 2500-02 Calypso Rd Mad. WI 53704
 Title: Calypso Rd Housing lot

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Dean Loumos Company Housing Initiatives
 Street address 110 Ruskln St City/State/Zip Mad WI 53704
 Telephone 277 8330 Email d/loumos@housinginitiatives
 Project contact person Dean Loumos Company H11
 Street address same City/State/Zip _____
 Telephone same Email _____
 Property owner (if not applicant) SAME
 Street address _____ City/State/Zip _____
 Telephone _____ Email _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Use one apartment in an 8 unit apt bldg as an office

Scheduled start date September '17 Planned completion date September '17

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged 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 May, 2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

- 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), business association(s), AND the dates you sent the notices:

Larry Palm, District 12 alder February, 2017
Brentwood Neighborhood Assoc meeting January, 2017

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant Housing Initiatives, Inc Relationship to property owner

Authorizing signature of property owner Alan Jones Ex Director Date July 27, 2017



Tuesday, August 01, 2017

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 Conditional Use application package for the City of Madison Plan Commission's approval. This application is for the property located at 2500-2502 Calypso Road, Madison, Wisconsin 53704. The property is located in the Brentwood Neighborhood, which is within Madison Common Council District 12, Larry Pam, alder.

We have just purchased this multifamily building for the purpose of running a Housing First housing program and want to use one of the apartments as an office. Currently there are 8 two bedroom apartments. Net result would be 7 apartment units and one office.

This site is currently zoned SR-V1. It will require a Conditional Use for the office use. This is indicated in the zoning code as "office for human service programs".

There is one building currently on this property. It is a two-story structure. We are only doing interior remodeling and reconfiguration of parking lot.

We have already had several conversations with Matt Tucker regarding this request, and have contacted the area alderperson, Larry Palm. I met with the neighborhood association back in January, and they were supportive.

It will be completed within approximately 1 month of city signoff on our conditional use.

The site for this project is 13187 square feet.

LEGAL DESCRIPTION

Lot Two (2), Brentwood Meadows, in the City of Madison, Dane County, Wisconsin.



Dean Loumos, Developer and Construction Manager
Glueck Architects, Architectural and Structural

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

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

Dean Loumos
1110 Ruskin Street
Madison, WI 53704
(608) 277-8330
dloumos@housinginitiatives.org

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

Sincerely,
Dean Loumos

Dean Loumos

From: Alisha <steele1of12@yahoo.com>
Sent: Monday, July 31, 2017 11:30 AM
To: Dean Loumos
Subject: Planning commission

City of Madison Plan Commission
Re: Housing Initiatives Conditional Use Permit
7/30/2017

At a meeting a few months ago the Brentwood Village Association had a chance to hear about the work that Housing Initiatives does and about their plans in our neighborhood. The Association viewed the plans to convert one of the apartments into an office favorably.

Housing Initiatives has operated one building in our neighborhood to give housing to homeless people with mental illness for years without any significant problems. The program has since been expanded to two more adjacent buildings. The buildings are well maintained and address the needs of people for dignified housing. The proposal to have an office staffed there within one of the buildings will allow essential services and support to be provided right where they are needed. This should allow for the staff to be aware of the residents needs quickly and effectively. It would be of benefit to the other neighbors here for the residents of these buildings to have access to Housing Initiatives staff to help avert any potential problems as they arise.

Dean Luomos gave us an in depth presentation at a neighborhood association meeting, with details about the program in general, as well as this proposal specific to our neighborhood. I feel that we are well informed about the proposal to establish an office in one of the apartments, and that it will be of benefit to the residents of those buildings as well as the neighborhood as a whole.

Sincerely,
Alisha Steele
president, Brentwood Village Association Board

Dean Loumos

From: Dean Loumos <dloumos@housinginitiatives.org>
Sent: Thursday, January 26, 2017 3:08 PM
To: District12@Council.Ci.Madison.Wi.Us (district12@council.ci.madison.wi.us)
Subject: 2500-02 and 2004-06 Calypso

Larry,

I would like to discuss these two properties with you. We are negotiating to purchase these properties and develop a Housing 1st program using the units in them for housing. The purchase of the properties will use a combination of our own funds and the County Affordable Housing Trust fund program. There will be no City dollars involved at all.

However, I would like to discuss the program with you as I think it will be a valuable addition to the solution to homelessness in our community. As you are aware, the Housing 1st model is being used in all new homeless projects and we have received funding for a by-the-book Best Practices program that should help us continue with our 95% success rate.

Let me know when you have time and I can come to you. I think it would be best that we do not meet at school so we can keep our lines clear. Manna, or somewhere of your choosing, thanks.

Dean Loumos
Executive Director
Housing Initiatives, Inc.
1110 Ruskin St
Madison, WI 53704
Office 608 277 8330
Cell 608 332 2095

Dean Loumos

From: Dean Loumos <dloumos@housinginitiatives.org>
Sent: Tuesday, February 7, 2017 6:57 AM
To: District12@Council.Ci.Madison.Wi.Us (district12@council.ci.madison.wi.us)
Subject: 2500-2 and 2504-6 Calypso

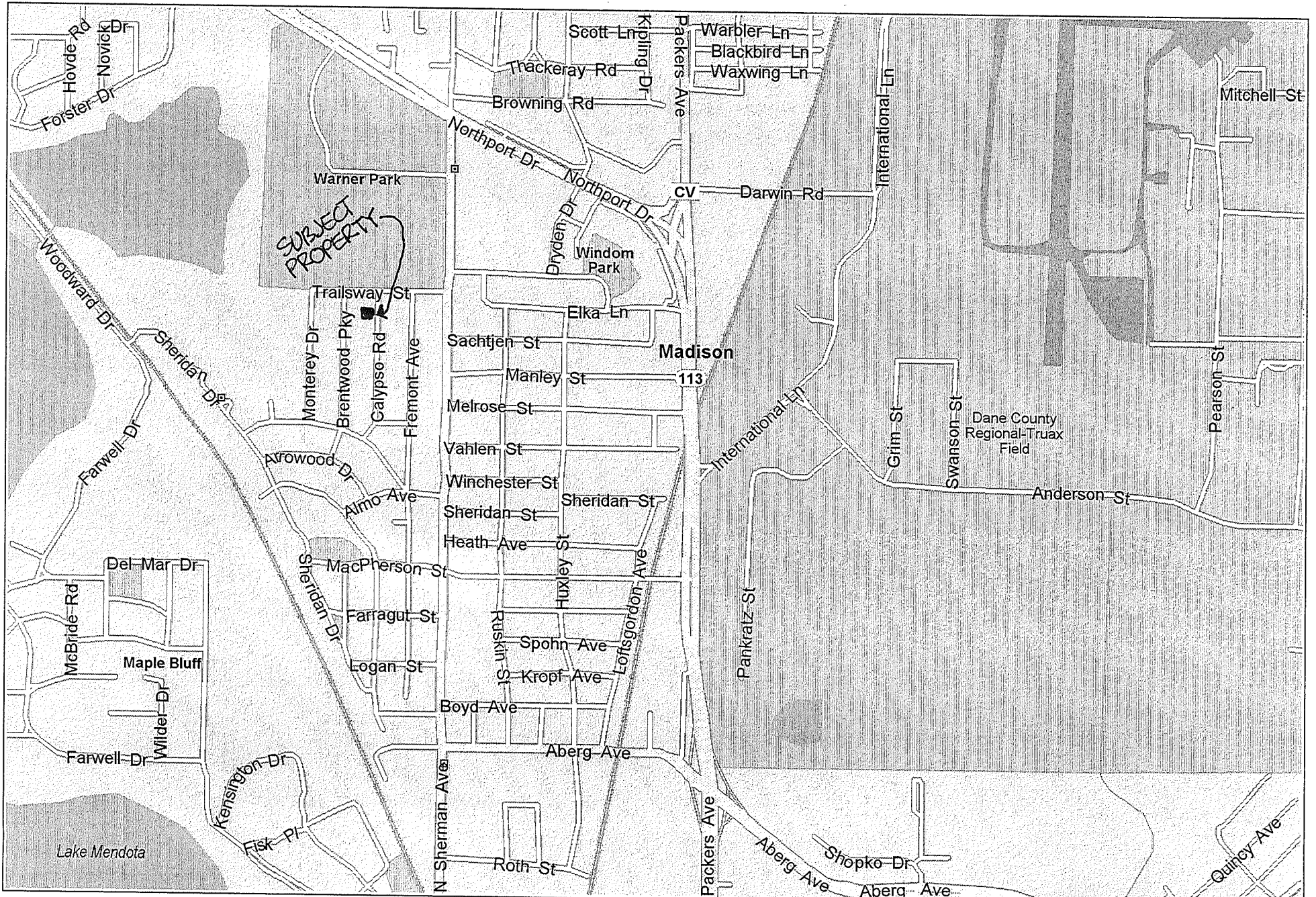
Larry,

I want you to know that we are negotiating to purchase these two properties. We will probably close on them in the next 2 months. We will be housing our target population, homeless mentally ill, using a Housing First model. We have received funding to do a project like this using all Best Practices, which will include 2 full-time case managers supervised by a fully licensed MSW.

We are collaborating with Tellurian on this project and it was developed in further collaboration with the entire Dane County Homeless Consortium's Continuum of Care committee. This project will include one apartment to be used as an office for these two staff and they will have no other responsibilities than to work with the tenants in these two buildings.

The two buildings are side-by-side 8 unit apartment buildings. There is no City money involved but I wanted to alert you to what we are doing now that we are close to reaching an agreement. If you would like to meet to hear more about this let me know be glad to meet you anytime.

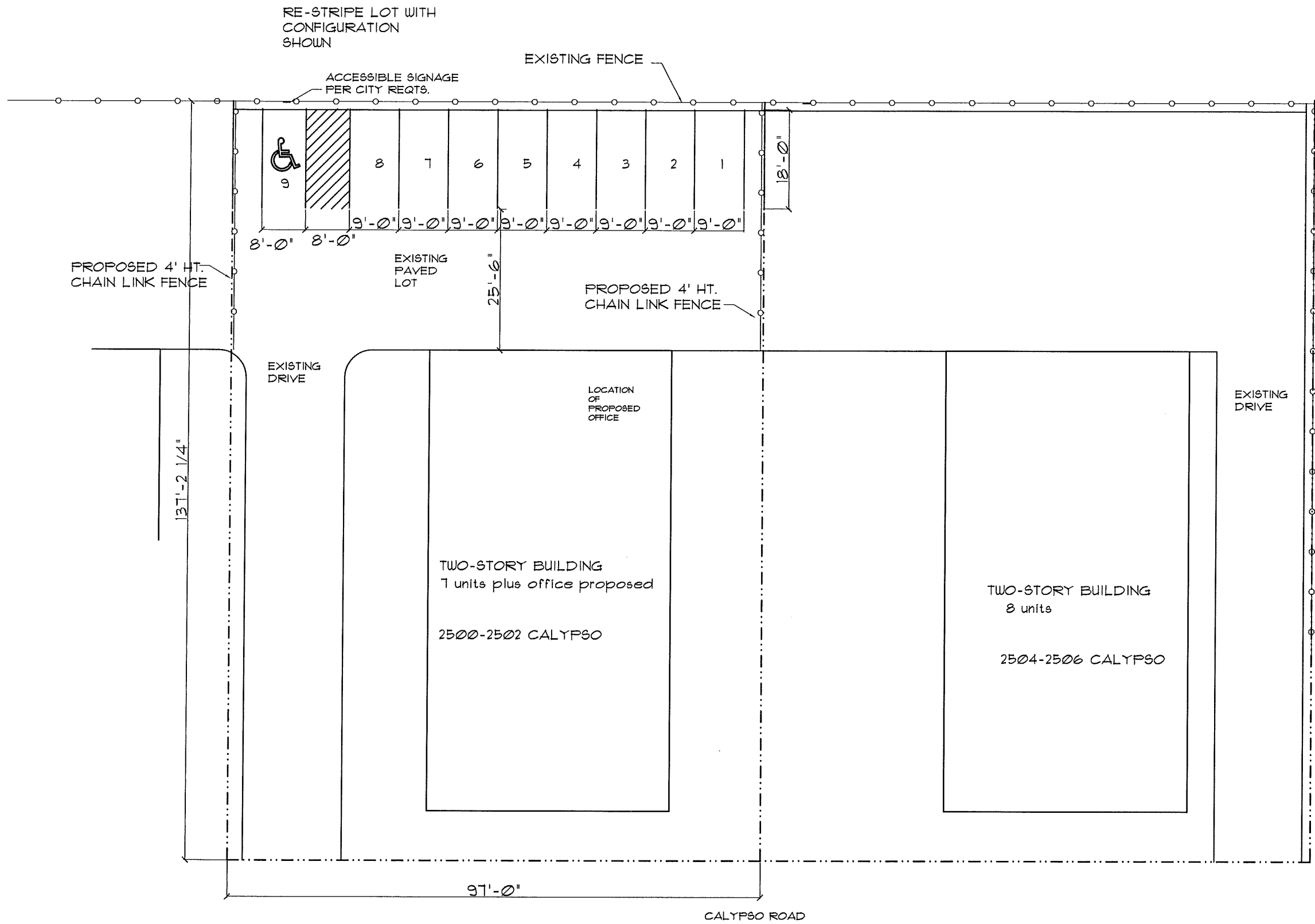
Dean Loumos
Executive Director
Housing Initiatives, Inc.
1110 Ruskin St
Madison, WI 53704
Office 608 277 8330
Cell 608 332 2095



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• LOCATION MAP •

• 2500-2502 CALYPSO ROAD •



THIS IS NOT A SURVEY. IT IS BASED ON INFORMATION PROVIDED BY OTHERS.
FIELD VERIFY ALL DIMENSIONS.



SITE PLAN

SCALE 1" = 20'

7/26/17

HOUSING INITIATIVES.
PROPOSED ALTERATIONS
2500-2502 CALYPSO ROAD
MADISON, WISCONSIN

glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

1703

#1
OF 1

PROVIDE LEVER HANDLES
AND ADA COMPLIANT
THRESHOLDS ON ALL NEW
OR ALTERED DOORS


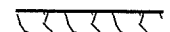
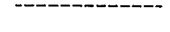
PLUMBING,
HYAC AND ELECTRICAL
DESIGN BY OTHERS

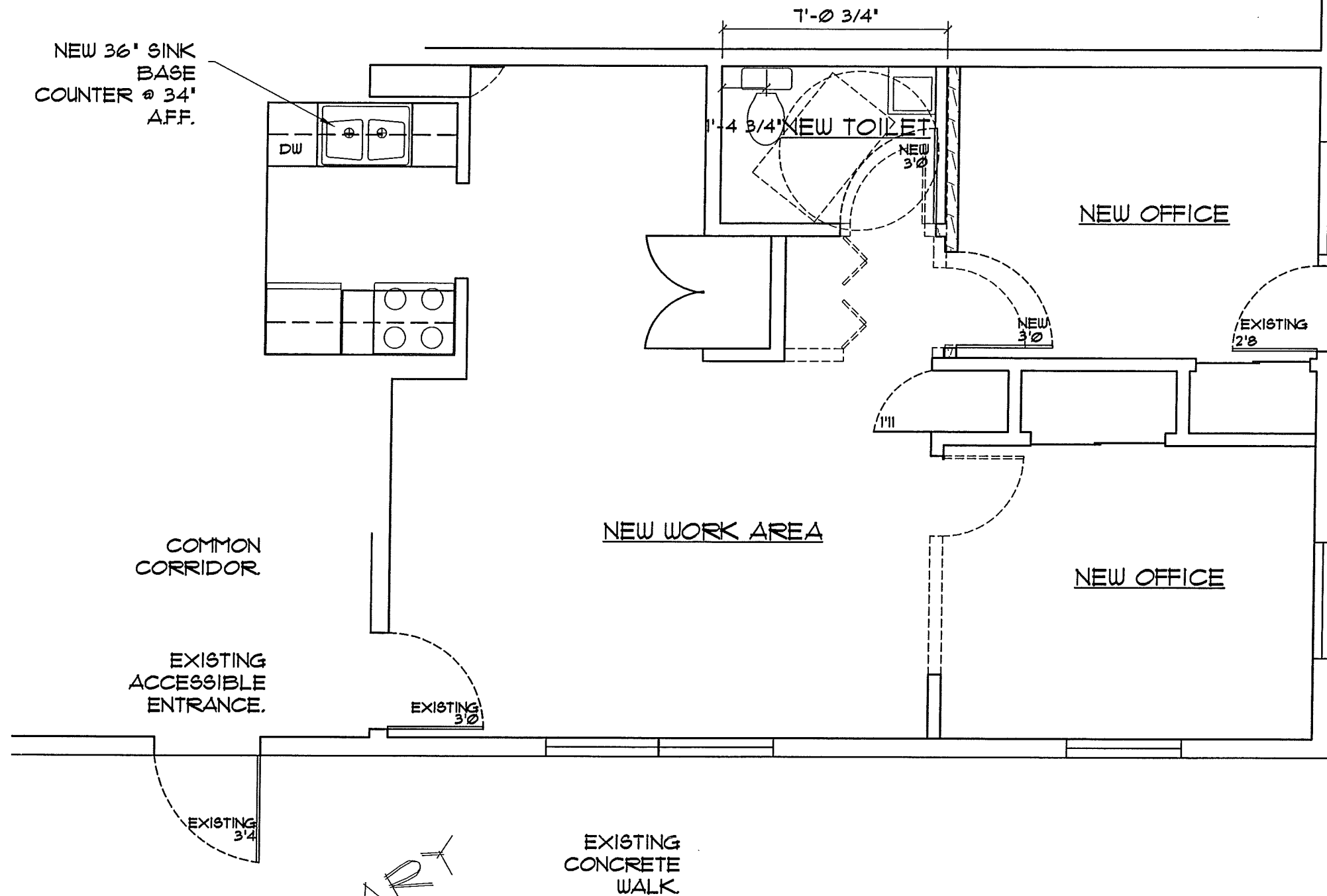
ALL DOORS AND WINDOWS
ARE EXISTING UNLESS NOTED

FLOOR JOIST CHECK-
2 X 8 @ 16 OC GOING 11'-9"
MAX. OLDER JOISTS.
50 psf live load, 15 psf
dead load

Fb actual=1091.25
Fv actual=51.87
Both acceptable for older
joists

PLAN KEY:

-  EXISTING WALL
-  PROPOSED WALL
-  REMOVED WALL



PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED FLOOR PLAN

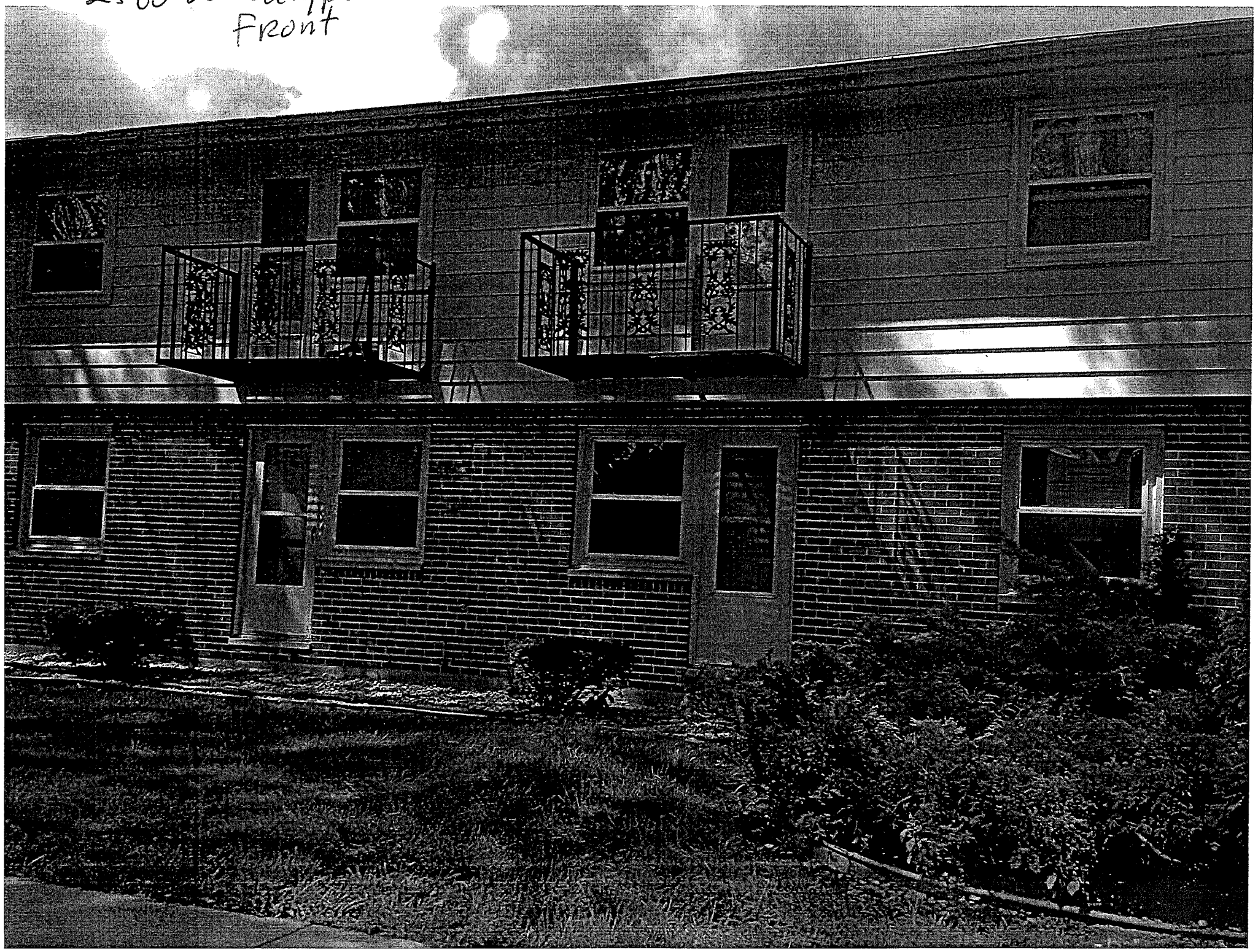
SCALE 1/4" = 1'-0"

REMOVED WALLS ARE
NON-STRUCTURAL - VERIFY
WITH ARCHITECT DURING
DEMOLITION

7/26/11	HOUSING INITIATIVES. PROPOSED ALTERATIONS 2500-2502 CALYPSO ROAD MADISON, WISCONSIN
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glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

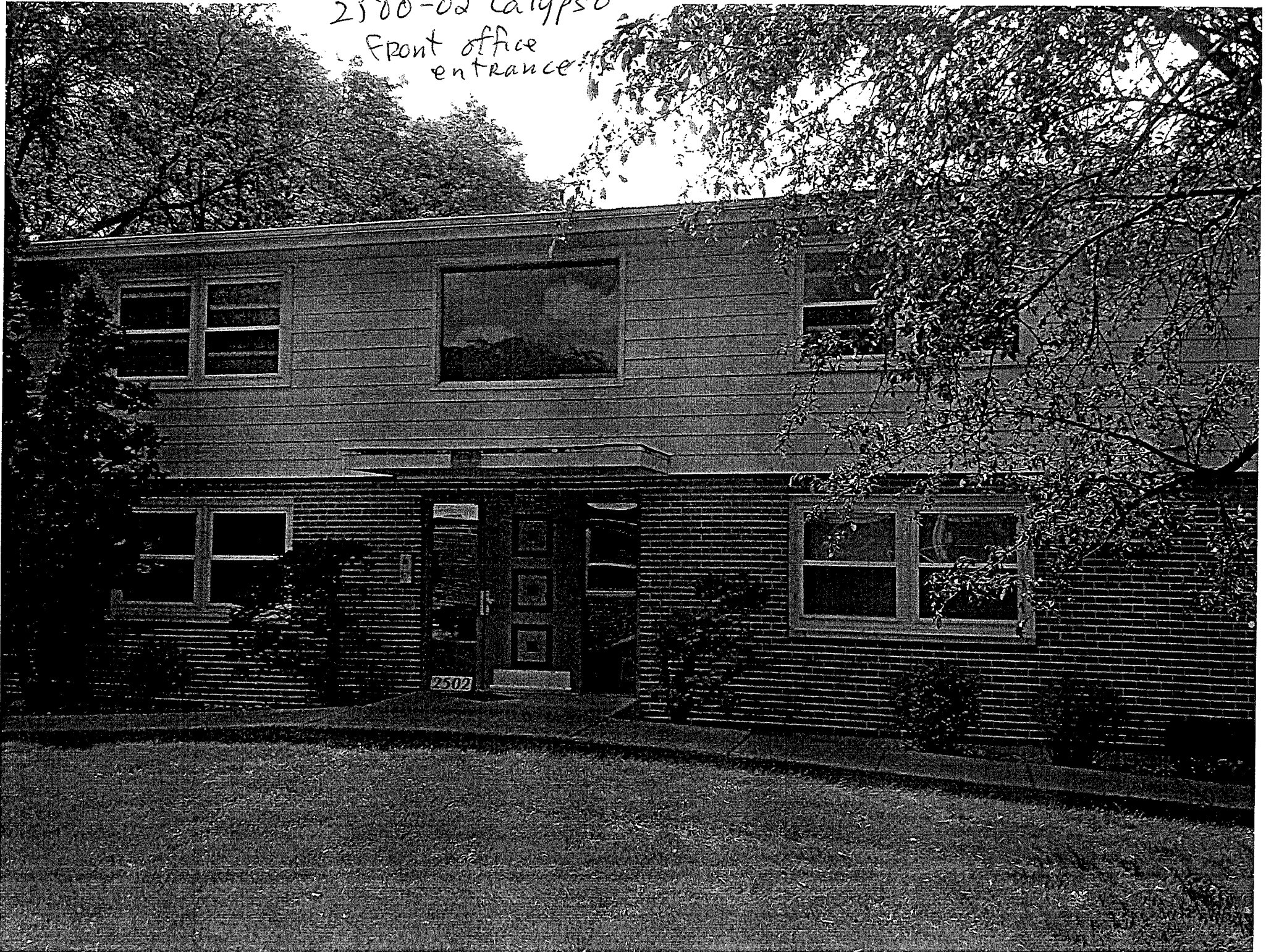
2500-02 Calypso
Front





2500-02 Calypso
side

2500-02 Calypso
Front office
entrance



2502 Calypso
back entrance

