



# City of Madison

# Conditional Use

Location  
402 Rustic Drive

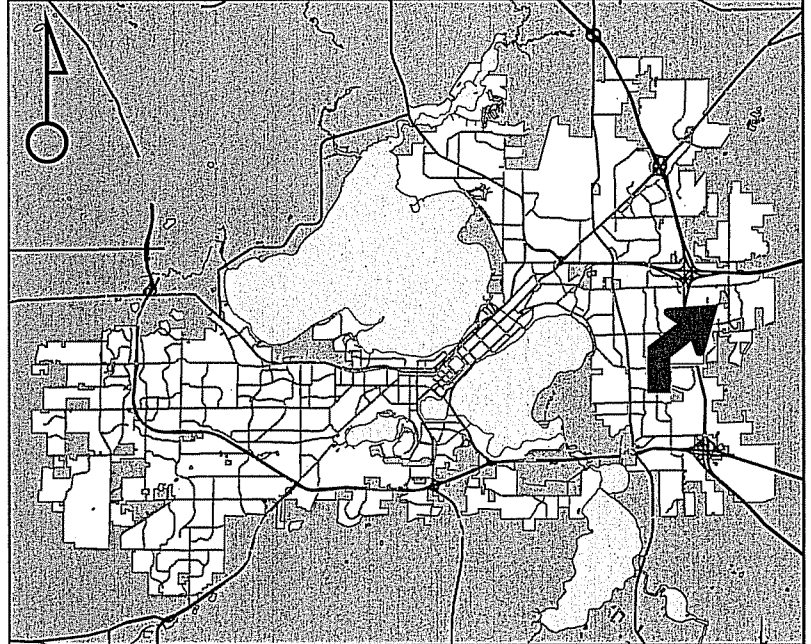
Project Name  
Emerson Assisted Living Botique

Applicant  
Travis Stone/Kathleen Shaw -  
Emerson Assisted Living Boutique

Existing Use  
Single-family residence

Proposed Use  
Construct addition to existing residence  
creating structure exceeding 10,000 square  
feet of floor area as part of conversion to adult  
family home

Public Hearing Date  
Plan Commission  
17 June 2013

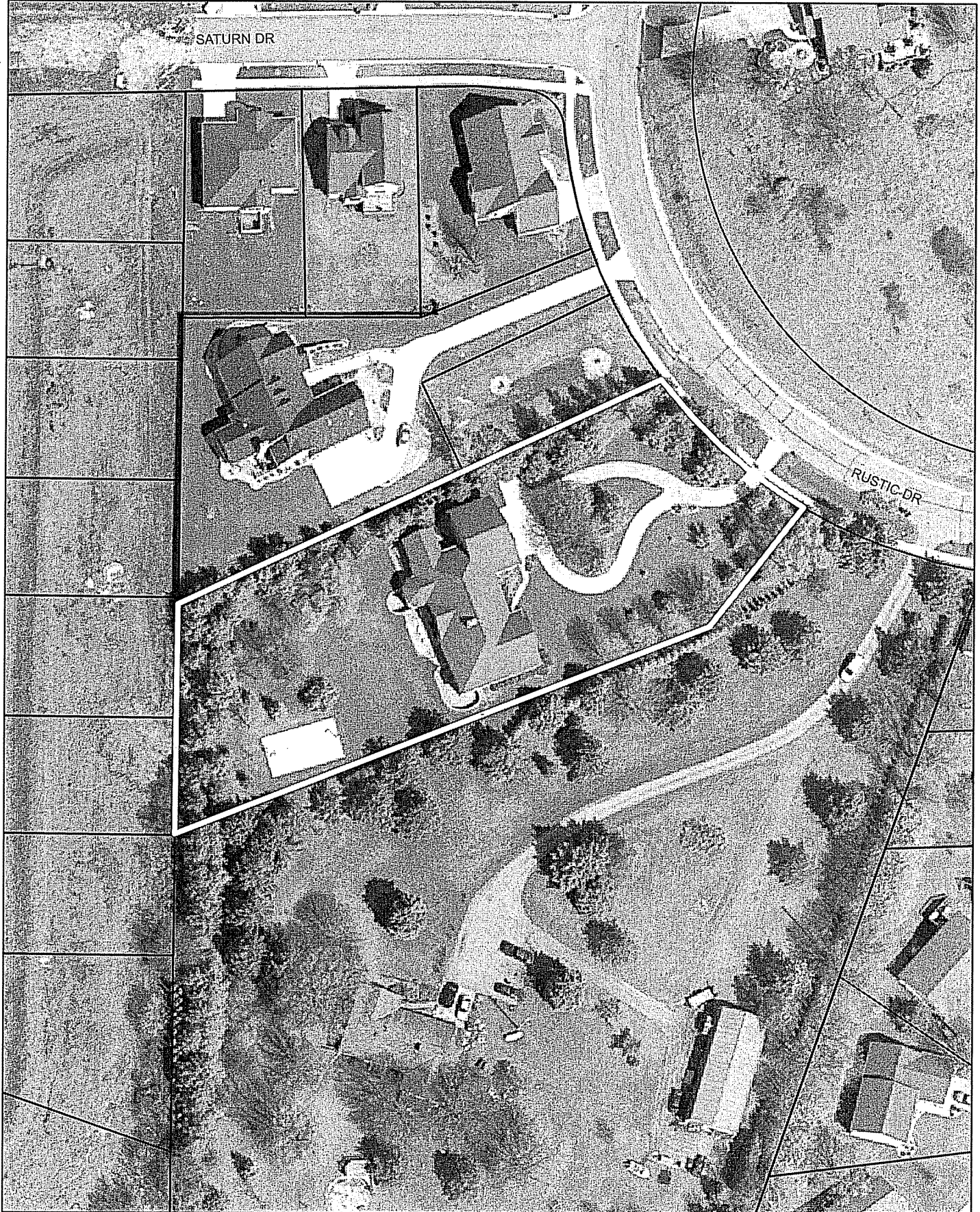


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



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	650- Receipt No. 142558
Date Received	5/8/13
Received By	mp
Parcel No.	0710-024-0192-6
Aldermanic District	3-CNARE
Zoning District	SR-C1
Special Requirements	PL-ASM
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other:

Form Effective: February 21, 2013

1. Project Address: 402 Rustic Drive Madison, WI 53718  
 Project Title (if any): Emerson Assisted Living Boutique (Adult Family Home)

### 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: Kathleen Shaw & Travis Stone Company: Emerson Assisted Living Boutique AFH  
 Street Address: 402 Rustic Drive City/State: Madison WI Zip: 53718  
 Telephone: 608 669-5547 Fax: ( ) Email: kathleen.shaw@gmail.com

Project Contact Person: Kathleen Shaw Company: Emerson Assisted Living Boutique AFH  
 Street Address: 402 Rustic Drive City/State: Madison WI Zip: 53718  
 Telephone: 608 669-5547 Fax: ( ) Email: kathleen.shaw@gmail.com

Property Owner (if not applicant): Travis Stone applicant  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Adding four bedrooms and a garden room onto a house to be an Adult Family Home for Seniors with physical handicaps. House is ADA wheelchair accessible  
 Development Schedule: Commencement End of June 2013 Completion End of Sept 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 1/2 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:

MPNA, Ald Crane reviewed by Kevin Firchow, Alder

→ 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: Kevin Firchow Date: 5-1-2013 Zoning Staff: Pat Anderson Date: 5-1-2013

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

Name of Applicant Travis Stone & Kathleen Shaw Relationship to Property: Owner

Authorizing Signature of Property Owner [Signature] Date 5/4/13



## Letter of Intent

### Land Use Application for 402 Rustic Drive, Madison, WI 53718

**Project Team:** Travis Stone and Kathleen Shaw owners along with General Contractor Denise Kirch Construction and Project Coordinator Dave Pafford

**Existing Conditions:** 402 Rustic Drive is a very lovely executive style single family home residence sitting on a 1.25 beautifully landscaped lot. The house sits back off the road approximately 185 feet with a circular driveway. The two car garage faces Rustic drive and the back of the house is lined with pine trees and faces empty fields proposed for additional housing. The additional four bedrooms and garden room will be added to the back of the house and will not be visible from the front of the house or Rustic Drive.

**Project Schedule:** The building addition of four bedrooms and garden room will begin the end of June 2013 after a building permit is issued with a three month completion estimate the end of September 2013.

**Proposed Uses (and square feet of each):** The addition of four bedrooms and one garden room will add approximately 2503 square feet to the existing house. Each bedroom will be 400 square feet and the garden room will be approximately 396 square feet. The bedrooms will be used by frail elderly with physical disabilities that require assistance with activities of daily living and will be built to ADA specifications including roll in showers and two wheel chair accessible entrance/exit ramps. The hall will be wider to accommodate wheelchairs and walkers as well as the bedrooms and bathrooms that will accommodate wheelchairs and walkers as well. The home is licensed as an Adult Family Home (Assisted Living for seniors) with the Department of Health.

**Hours of Operation:** As a residential home there will be at least one caregiver present 24/7 to help meet the physical needs of the elderly residents living there.

**Building Square Footage:** The existing home is 4,773 square feet and the proposed additional four bedrooms and garden room is 2503 square feet. **Number of Dwelling Units:** The addition will add four bedrooms to the existing home that offers one master suite with a full bath and one Jack/Jill shared bath 2 room suite. The other rooms in the house are used as common shared areas and include a library, sitting room, and TV room.

**Auto and Bike Parking Stalls:** Parking is allowed on the street and there is a single car garage for the resident car and a single car garage for the caregiver car. There are two additional stalls next to the garage. Bikes can be parked inside the garage.

**Lot Coverage, buildings, concrete & Usable Open Space Calculations:** Total square feet of covered property with the existing house, addition, driveway, patio, and screened porch would be approximately 12,890 square feet. The lot is 1.25 acres or 54,450 square feet.

**Assessed Value of Land:** As of 4-20-13 it is \$90,500.00 with a FMV of \$92,622.00

**Estimated Project Cost:** Construction cost estimated at \$240,000.00. Project cost estimated at \$325,000.00 including construction, FFE, initial licenses, insurance, and other.

**Number of Construction & Full Time Equivalent Jobs Created:** There will be approximately 4 full time equivalent jobs created and a full construction crew coordinated by the General Contractor Denise Kirch.

**Public Subsidy Requested:** No subsidy requested. Project is funded through a loan with Summit Credit Union.