

# CITY OF MADISON

# Proposed Conditional Use

Location: 451 West Washington Avenue

Project Name: Kohls Conversion

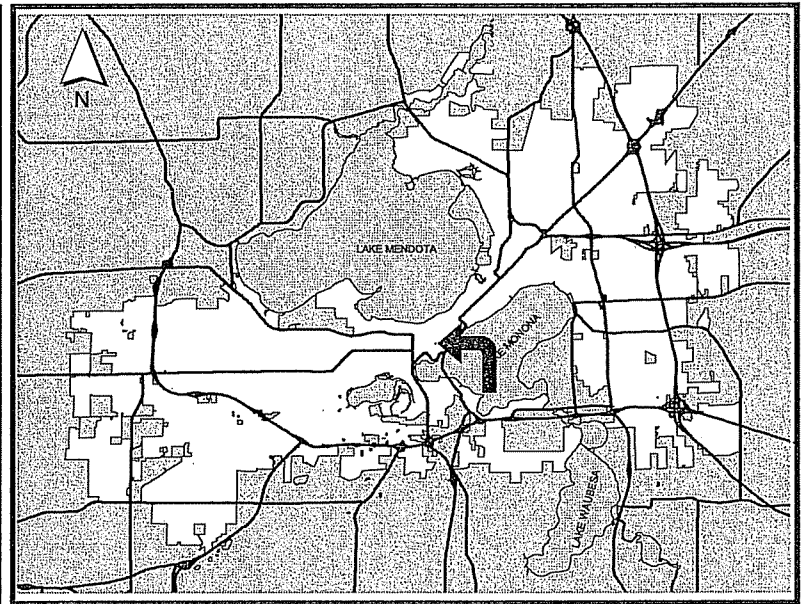
Applicant: Dan Kohls

Existing Use: Single Unit Rental

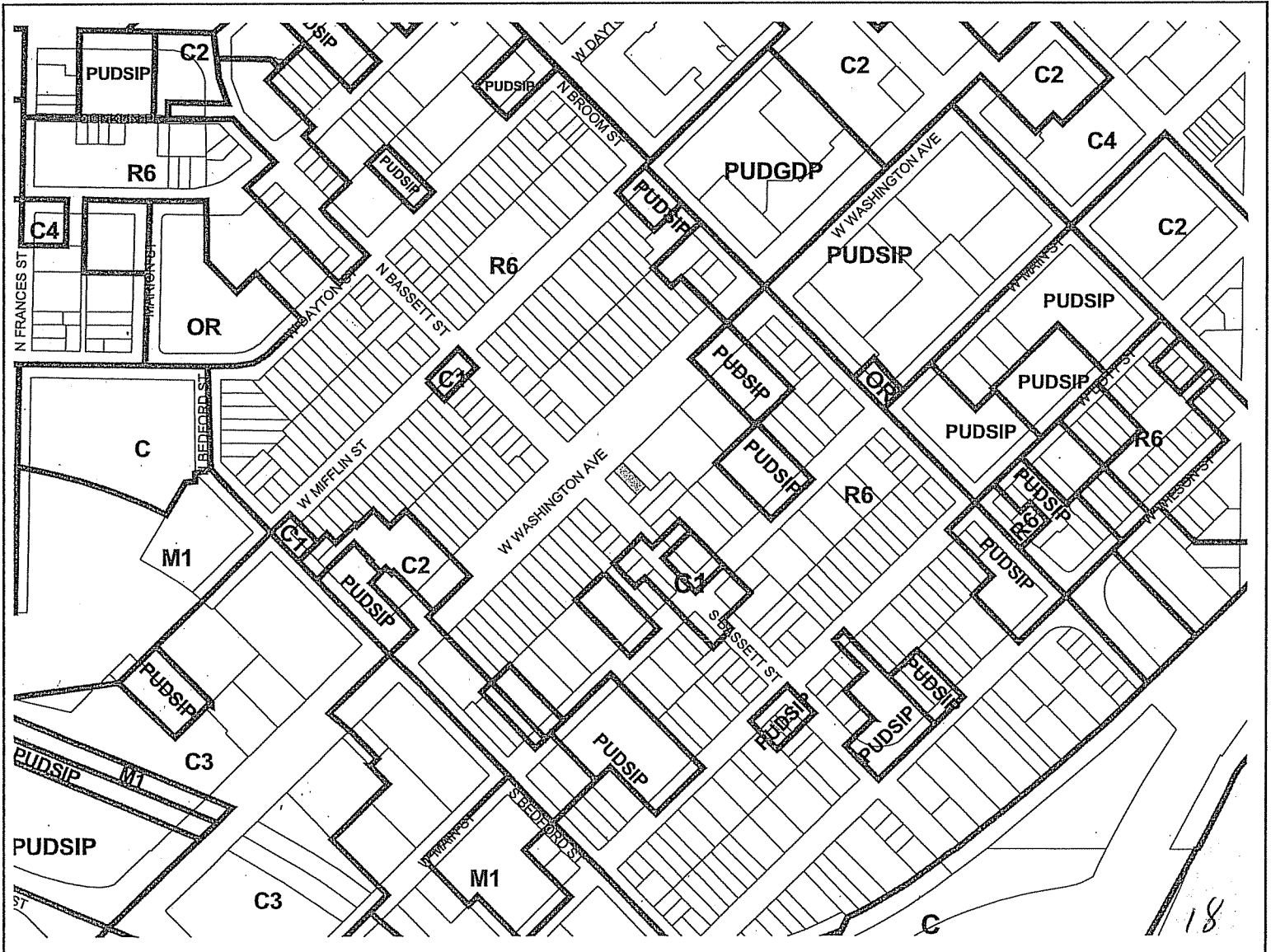
Proposed Use: Convert 6 Bedroom Single Unit  
To Two, 2 Bedroom Units

Public Hearing Date:

Plan Commission 10 October 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

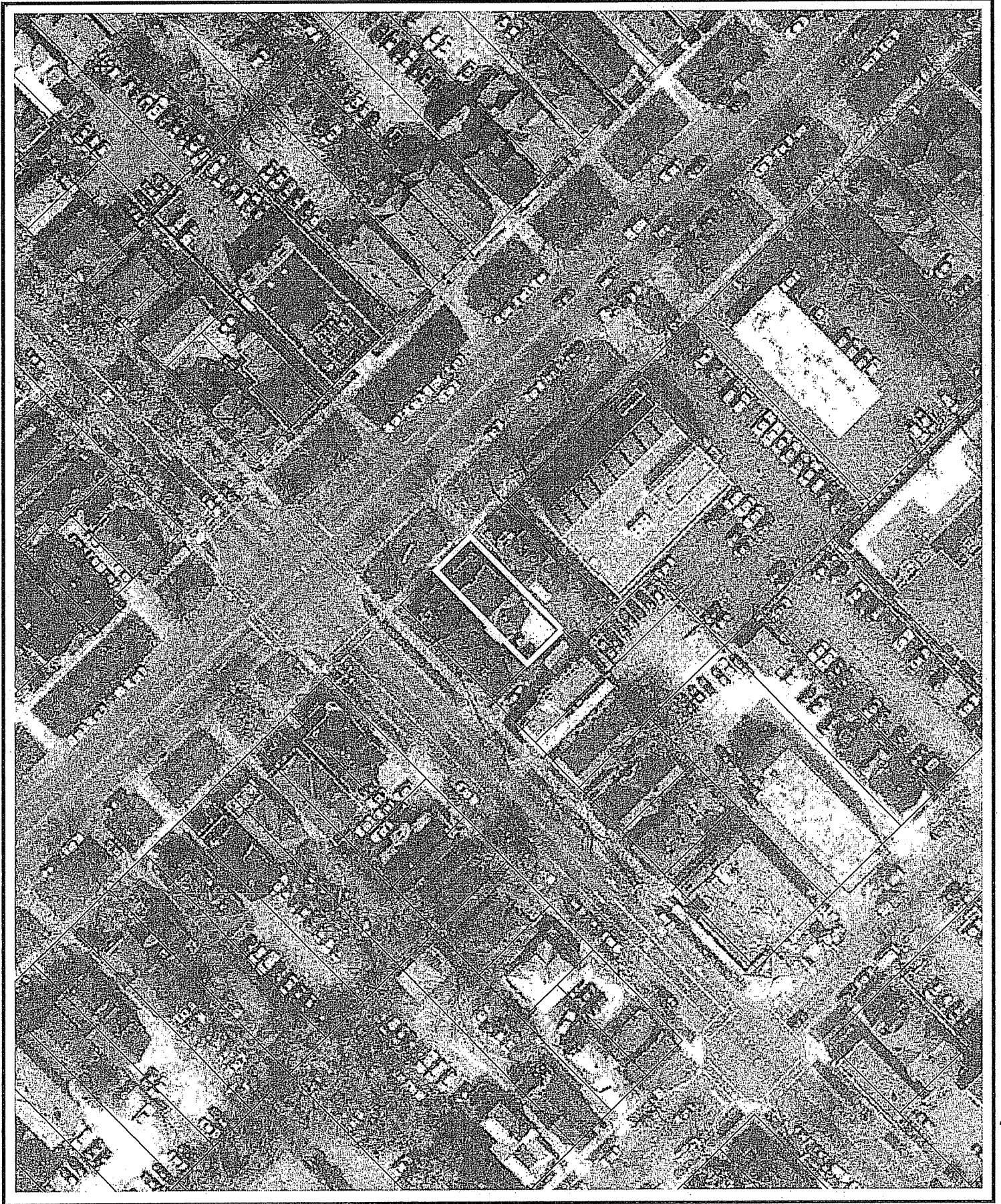


# 451 West Washington Avenue

0 100 Feet



*Date of Aerial Photography - April 2003*



# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid <u>\$550</u>	Receipt No. <u>63832</u>
Date Received <u>8-23-05</u>	
Received By <u>KAW</u>	
Parcel No. <u>0709231-2217-4</u>	
Aldermanic District <u>04-Michael Verweir</u>	
GQ <u>OK</u>	
Zoning District <u>R-Co.</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>8-23-05</u>	

*need.*

**1. Project Address:** 451 West Washington Avenue **Project Area in Acres:** 1/4 acre 2805sqft  
**Project Title (if any):** \_\_\_\_\_

**2. This is an application for:** (check at least one) ..

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

**3. Applicant, Agent & Property Owner Information:**

Applicant's Name: Dan Kohls Company: \_\_\_\_\_  
Street Address: 5900 Monona Drive Suite 300 City/State: Madison Zip: 53716  
Telephone: (608) 221-8000 Fax: (608) 221-8000 Email: dtkohls@tds.net

Project Contact Person: Dan Kohls Company: \_\_\_\_\_  
Street Address: 5900 Monona Drive Suite 300 City/State: Madison Zip: 53716  
Telephone: (608) 221-8000 Fax: (608) 221-8003 Email: dtkohls@tds.net

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

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: Requesting an occupancy permit change from a six bedroom one family home to a two unit with two bedrooms in each unit.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_ 18

CONTINUE →



**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$ 500.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
→ *The site is located within the limits of \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ for this property.*

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*  
Mike Verveer & Bassett Neighborhood Association

*If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner Pete Olson Date 8/12/05 | Zoning Staff Kathy Voeck Date 8/12/05

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Dan Kohls Date 8/12/05

Signature  Relation to Property Owner Owner

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

Dan Kohls  
5900 Monona Drive Suite 300  
Madison, WI 53713  
608 221-8000  
608 221-8003 fax  
[dtkohls@tds.net](mailto:dtkohls@tds.net)

August 12, 2005

Madison Planning Commission  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701-2985

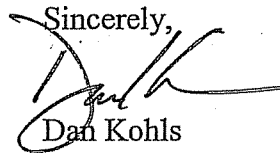
Re: Land Use Application  
Submitted by Dan Kohls  
For 451 West Washington Avenue  
Occupancy Permit Change Request

Dear Ladies and Gentlemen,

In mid July I was informed that the property which I own and have used as a duplex has an occupancy permit for a single family home. The property is zoned R6 and is listed in your records as a six bedroom, two and a half bath home. The property has been used as a two unit with two two bedroom/one bath units for many years.

I am requesting a change in my occupancy permit to allow the property to remain being used as a two unit apartment building rather than being converted back to a six bedroom home.

Please contact me with any questions.

Sincerely,  
  
Dan Kohls

Cc: Mike Verveer  
Bassett Neighborhood Association

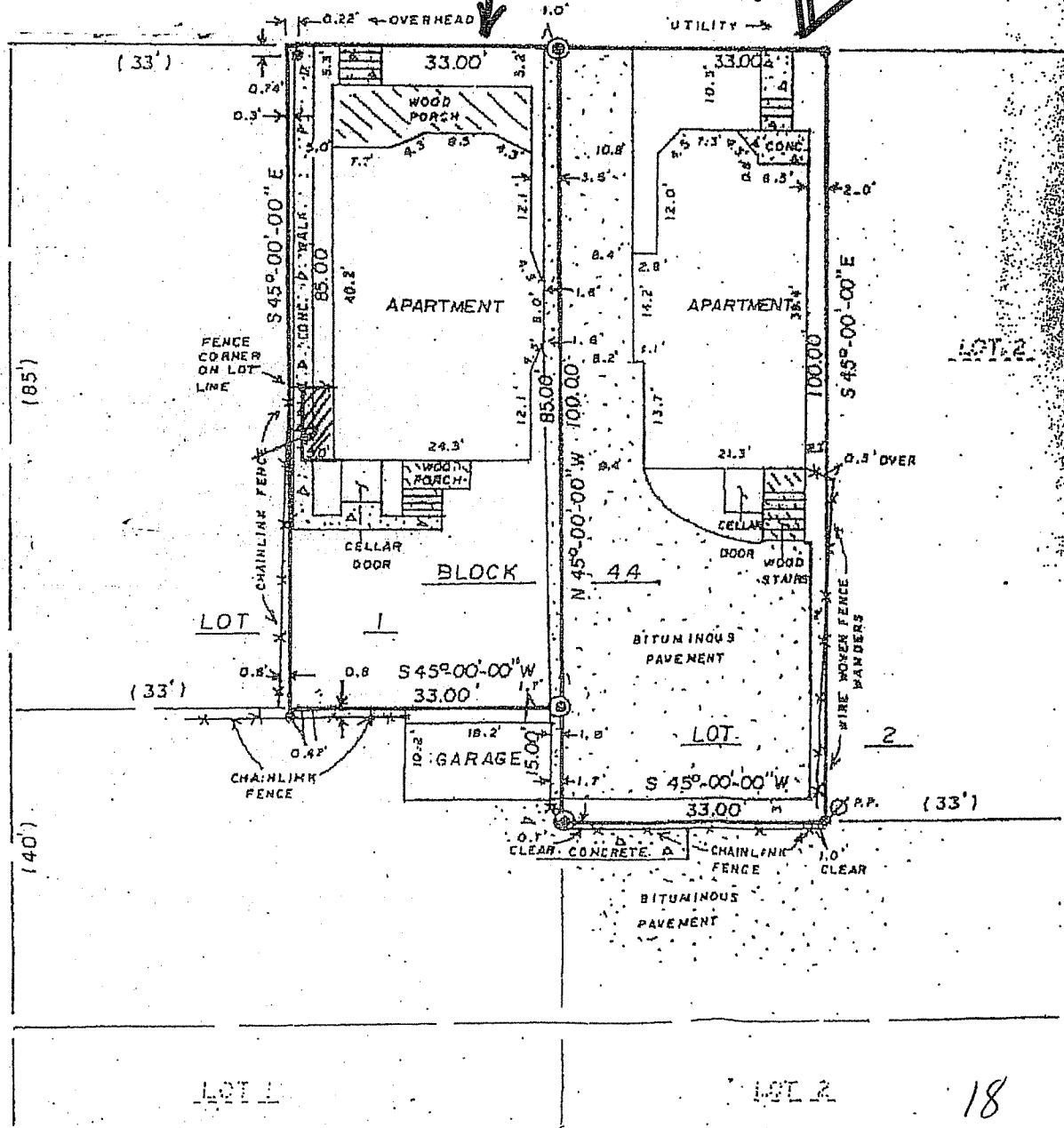
KoHLS  
451 N. WASHINGTON

WEST WASHINGTON AVENUE

SUBJECT PROPERTY

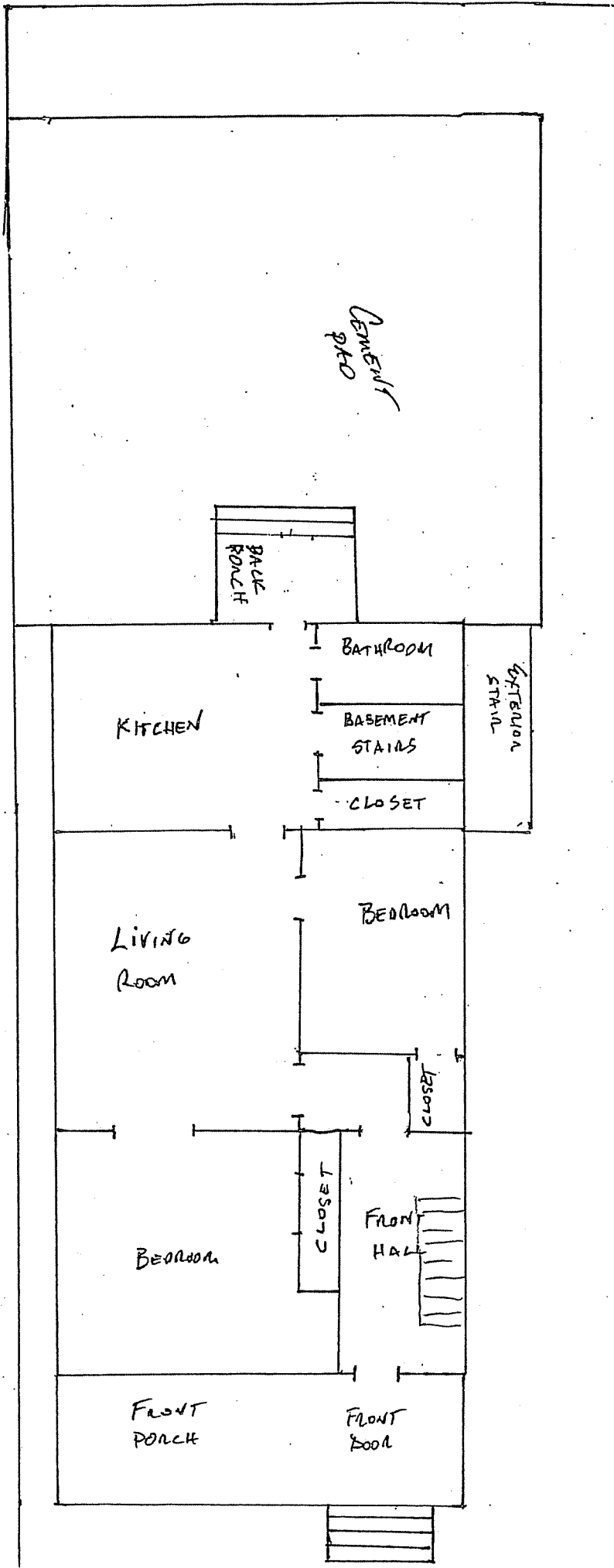
N 45°-00'-00" E

SOUTH BASSETT STREET



18

451 W. NASHINGTON AVE  
LOWER LEVEL



451 N. WASHINGTON AVE  
UPPER UNIT

