



City of Madison

Conditional Use

Location
2055 Winnebago Street

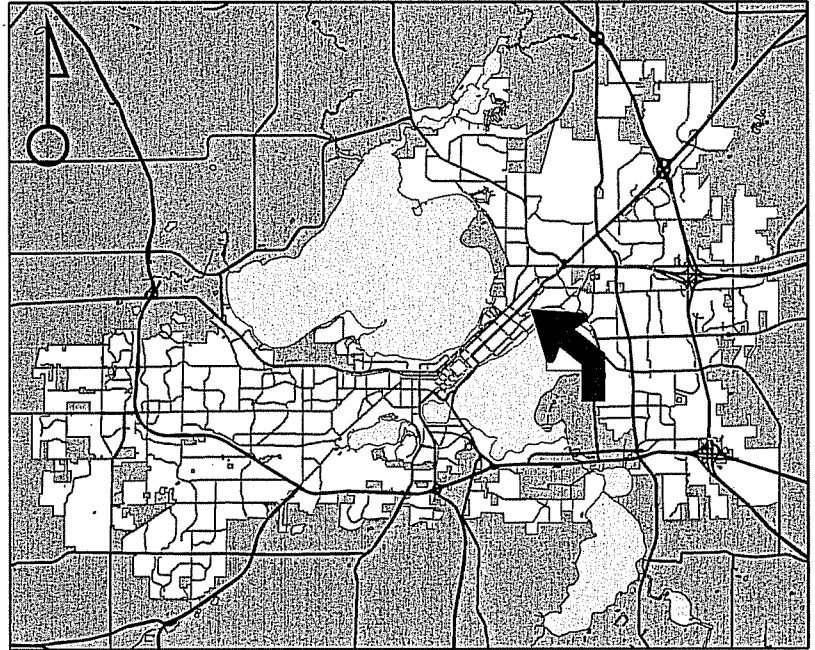
Project Name
Jones Conversion

Applicant
Richard Jones – Noeske Jones, LLC

Existing Use
Single-family residence

Proposed Use
Convert single-family residence into
two-family two-unit dwelling

Public Hearing Date
Plan Commission
24 August 2015



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 August 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 \$ 600 Receipt No. 6147-0017
 Date Received 7/22/15
 Received By JFK
 Parcel No. 0710-064-1411-5
 Aldermanic District 6 Marsha Rummel
 Zoning District TSS
 Special Requirements CU
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 2055 WINNEBAGO ST
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: RICHARD JONES Company: NOESKE JONES, LLC
 Street Address: 2051 WINNEBAGO ST City/State: MADISON WI Zip: 53704
 Telephone: 608 242 1111 Fax: 608 242 4111 Email: RJONES@STUDIOPARAN.COM

Project Contact Person: SAME Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ 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: convert single family house to two (2) unit rental
 Development Schedule: Commencement 8/15 Completion 9/15

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 <i>2</i> | • 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. *\$ 600 Attached*

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:

Schenck-Atwood Neighborhood Association / Schenck-Atwood Revitalization Assoc.
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form. *(Attached) (July 2)*

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 FROST Date: 7/1/2015 Zoning Staff: JENNY KIRCHGATTER Date: 7/1/2015

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

Name of Applicant RICHARD JONES Relationship to Property: OWNER

Authorizing Signature of Property Owner [Signature] Date 7/22/2015

Land Use Application/ Conditional Use

2055 Winnebago St

7/22/2015

Noeske Jones LLC proposes to convert 2055 Winnebago Street from a single family rental property into a two unit residential rental property. Noeske Jones LLC is the property holding company for 2051-2055 Winnebago Street owned by Andrea Noeske and Richard Jones. Richard Jones will be acting as general contractor on this project with subcontractors; Scott Kiel Electric, Lorenz plumbing and Bethke Heating.

The parcel (Ellsworth's subdivision of lot 14 Farwell's addition, lot 6 and Ellsworth's subdivision of lot 15 Farwell's addition, lot 1) consists of a concrete block commercial building (2051-2053 Winnebago) and a single family house (2055 Winnebago). The commercial building contains an artist's glassblowing studio, Studio Paran owned by Richard Jones, and the owner's residence. The single family dwelling has been operated as a rental property for the entirety of ownership. The parcel includes a paved lot with 6 parking stalls. Usable open space is 688 s. f. (590 s.f. of open space in the front yard of house, with half of front porch giving an additional 98 s.f.) The property is currently zoned as TSS, this designation changes to TR-V1 to the east of the adjacent property at 2057 Winnebago.

Conversion of the single family dwelling into two one bedroom apartments will be accomplished by adding a second front entrance, division of front hall with a wall, kitchen added to second floor and additional upgrades necessary to meet code requirements. Est cost <\$10,000.

House (2055 Winnebago) 1617 s. f.
First floor apartment 832 s.f
Second Floor apartment 785 s.f.

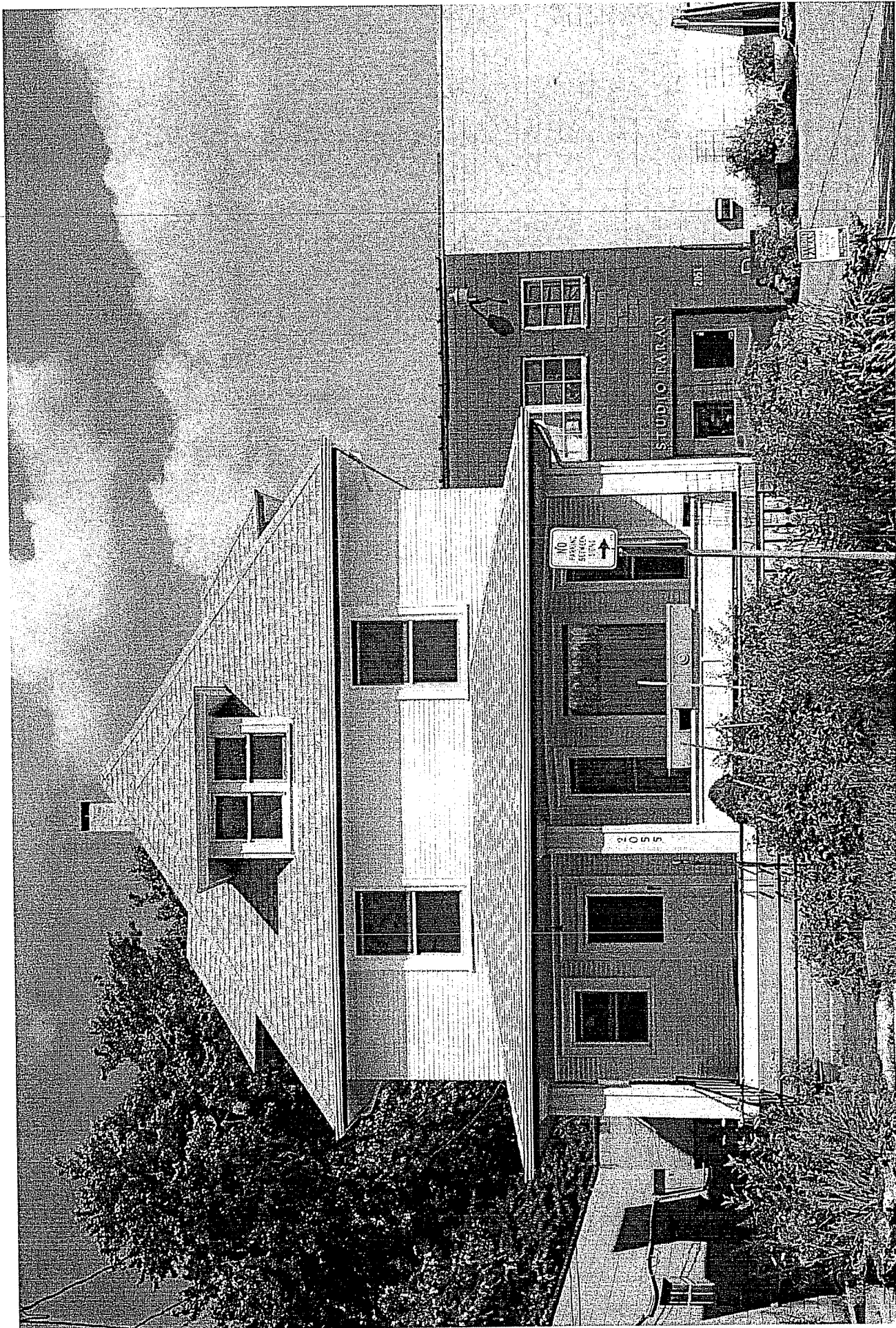
Existing studio/residence (2051 Winnebago) 5675 s. f.

After approved building permits are received construction to be completed no later than October 1, 2015

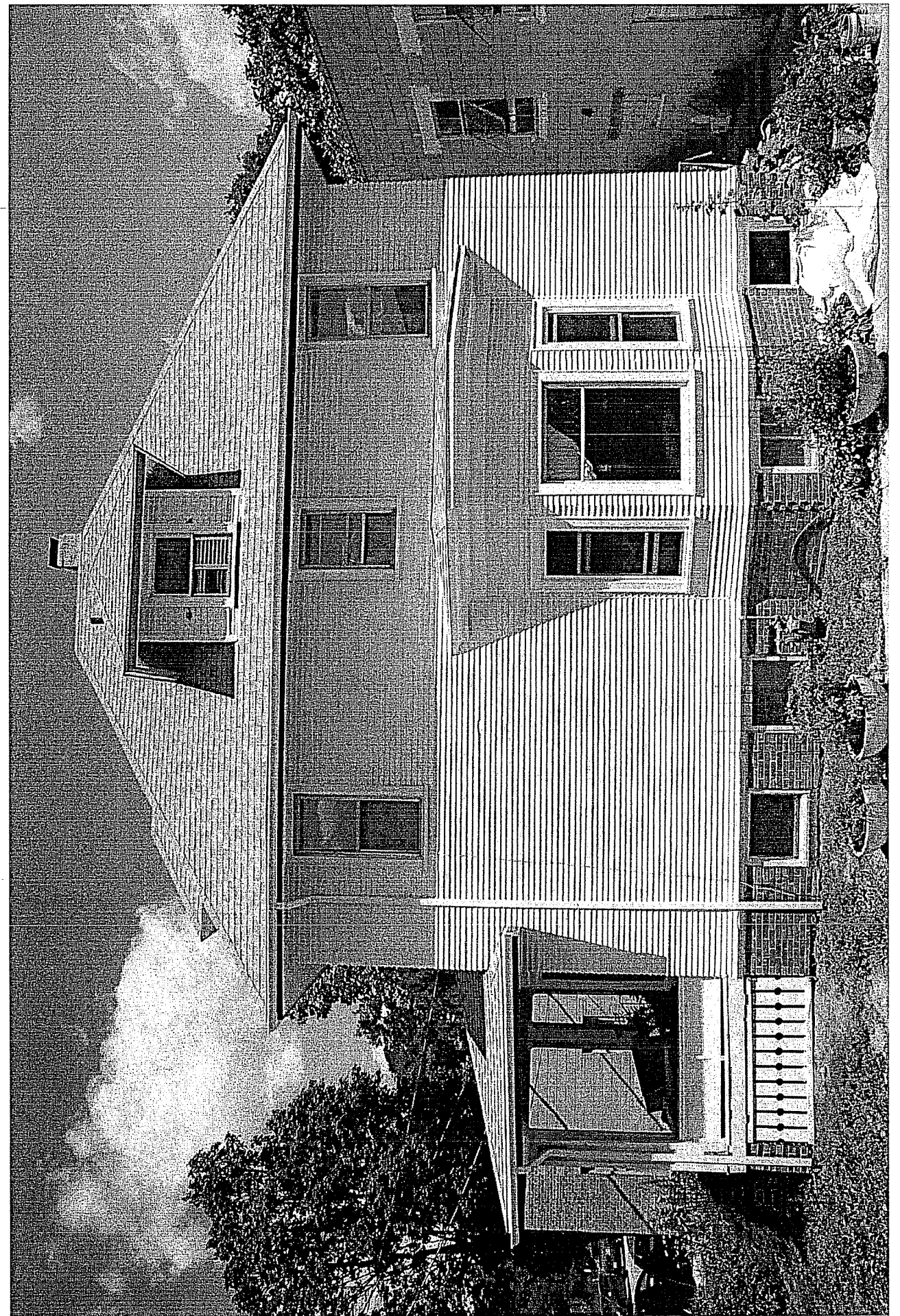
Parking: There are 6 stalls currently on site, one for each new rental, two for existing owner occupied residence and one for studio.

Bike stalls are available in back of parking lot.

Property assessed value: \$75,500 Land, \$389,400 Improvements, 464,900 Total

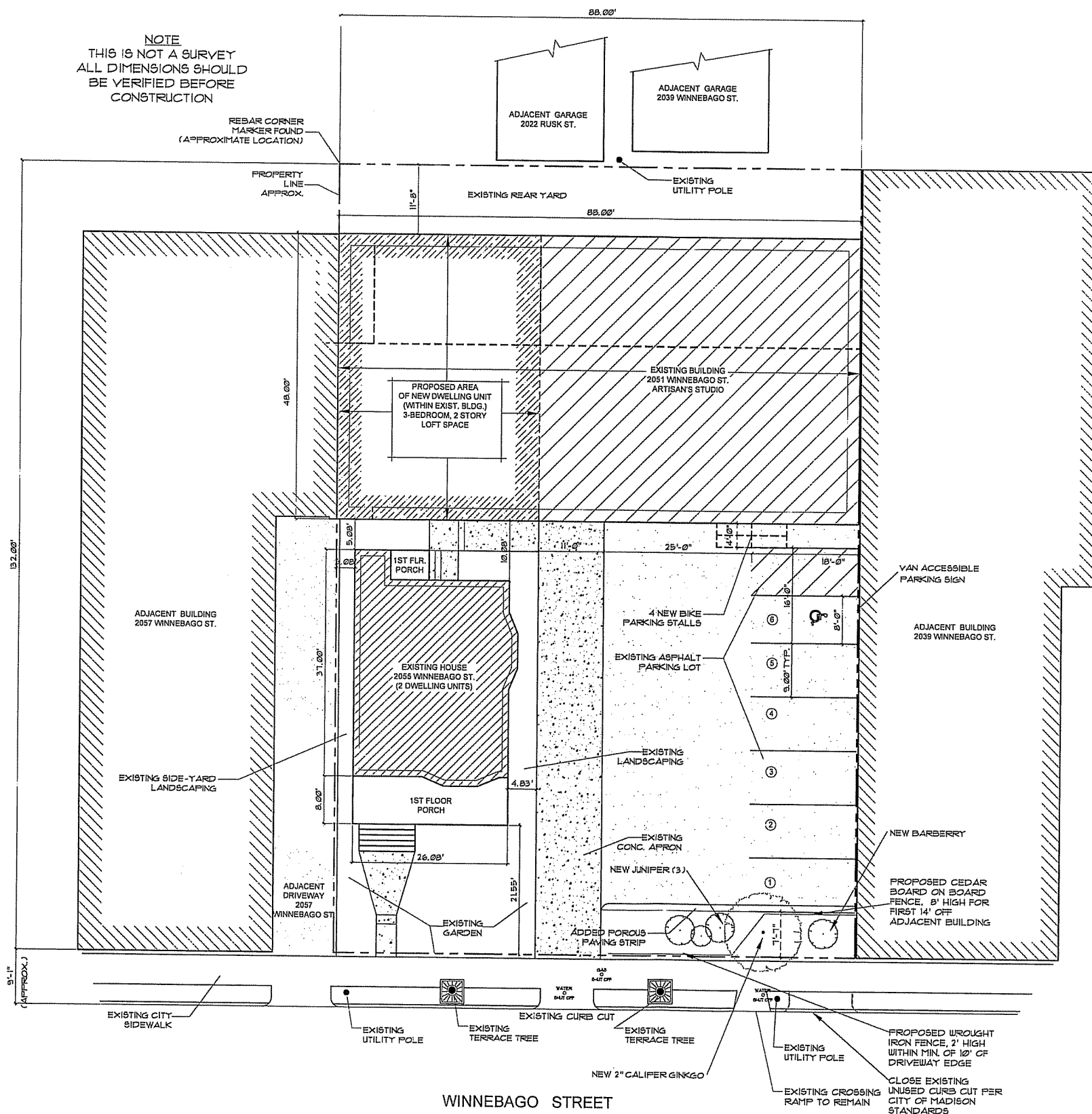


2055 Winnebago St Elevation (North)

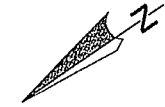


WEST ELEVATION

NOTE
THIS IS NOT A SURVEY
ALL DIMENSIONS SHOULD
BE VERIFIED BEFORE
CONSTRUCTION



SITE PLAN
SCALE 1" = 10' - 0"



PROPERTY INFORMATION

ADDRESS:
2051 - 2055 WINNEBAGO STREET
MADISON, WISCONSIN

LEGAL DESCRIPTION:
ELLSWORTH'S SUBDIVISION OF LOT 14 FARWELLS ADDITION,
LOT 6. ALSO ELLSWORTH'S SUBDIVISION OF LOT 15 FARWELLS
ADDITION, LOT 1.

LOT SIZE:
11,616 S.F. (88' FRONTAGE)

C2 EXISTING ZONING and LAND USE:
ARTISAN'S STUDIO
with (2) DWELLING UNITS IN EXISTING HOUSE
(2055 WINNEBAGO STREET)
LOWER UNIT - 1 BEDROOM
UPPER UNIT - 2 BEDROOM

PROPOSED USE:

PROPOSED ALTERATION TO CHANGE PORTION OF
ARTIST STUDIO AREA TO 3-BEDROOM STUDIO LOFT
APARTMENT (AS SHOWN ON PLANS).

STUDIO PARAN
2051 WINNEBAGO ST
MADISON, WI 53704
INTERIOR ALTERATION

Job No.:
Drawn By:

SITE PLAN

Date: 7.7.2006

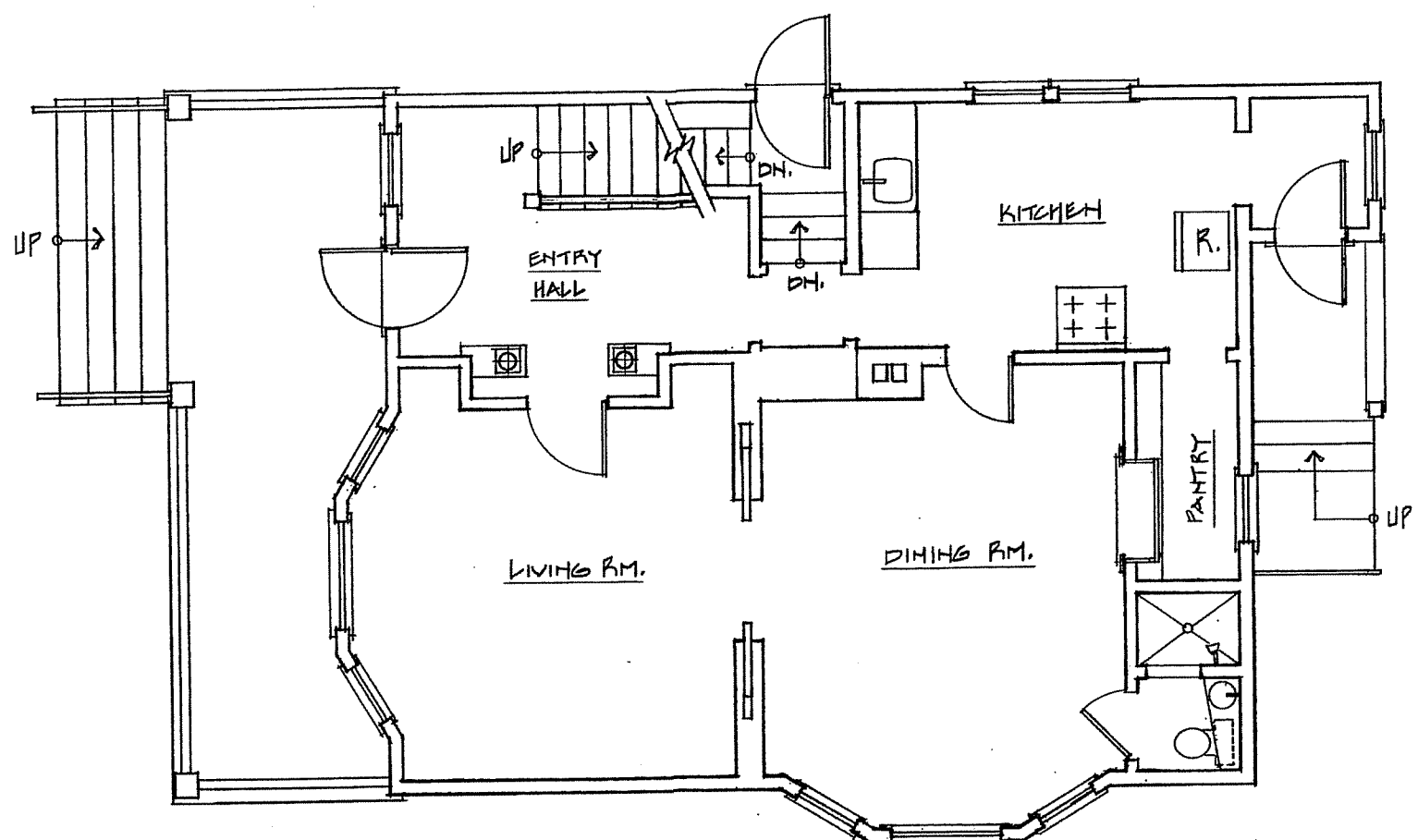
alter phy by existing CU
PLAN/PARKING FACILITY APPROVAL
ADDRESS 2051-55 Winnebago St
ID# 506 DATE SUBMITTED 7-7-06
ORIGINAL REVISION# _____
FINAL SIGN OFF DATE _____
SIGNED _____

SHEET NO.

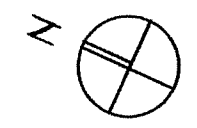
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OF 1

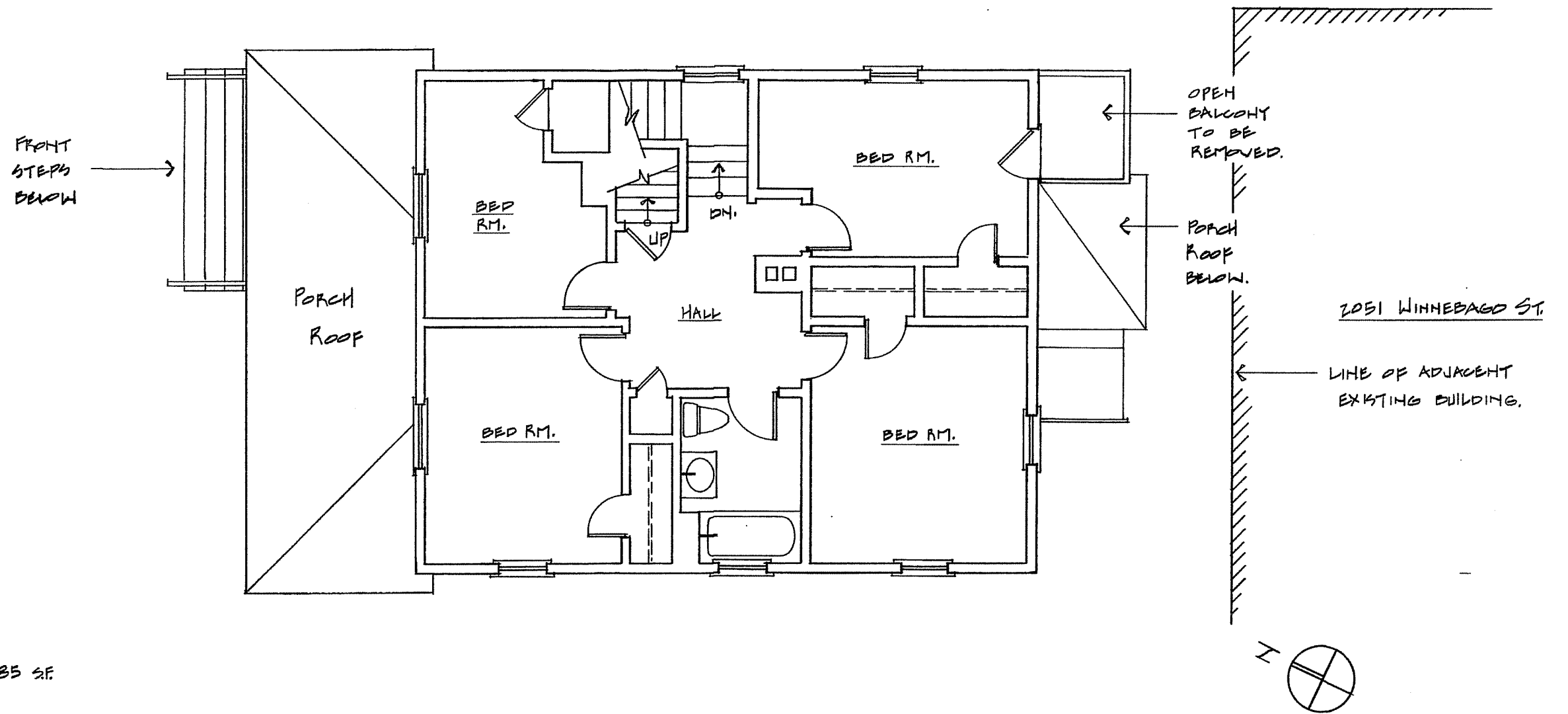
ENG



832 SF

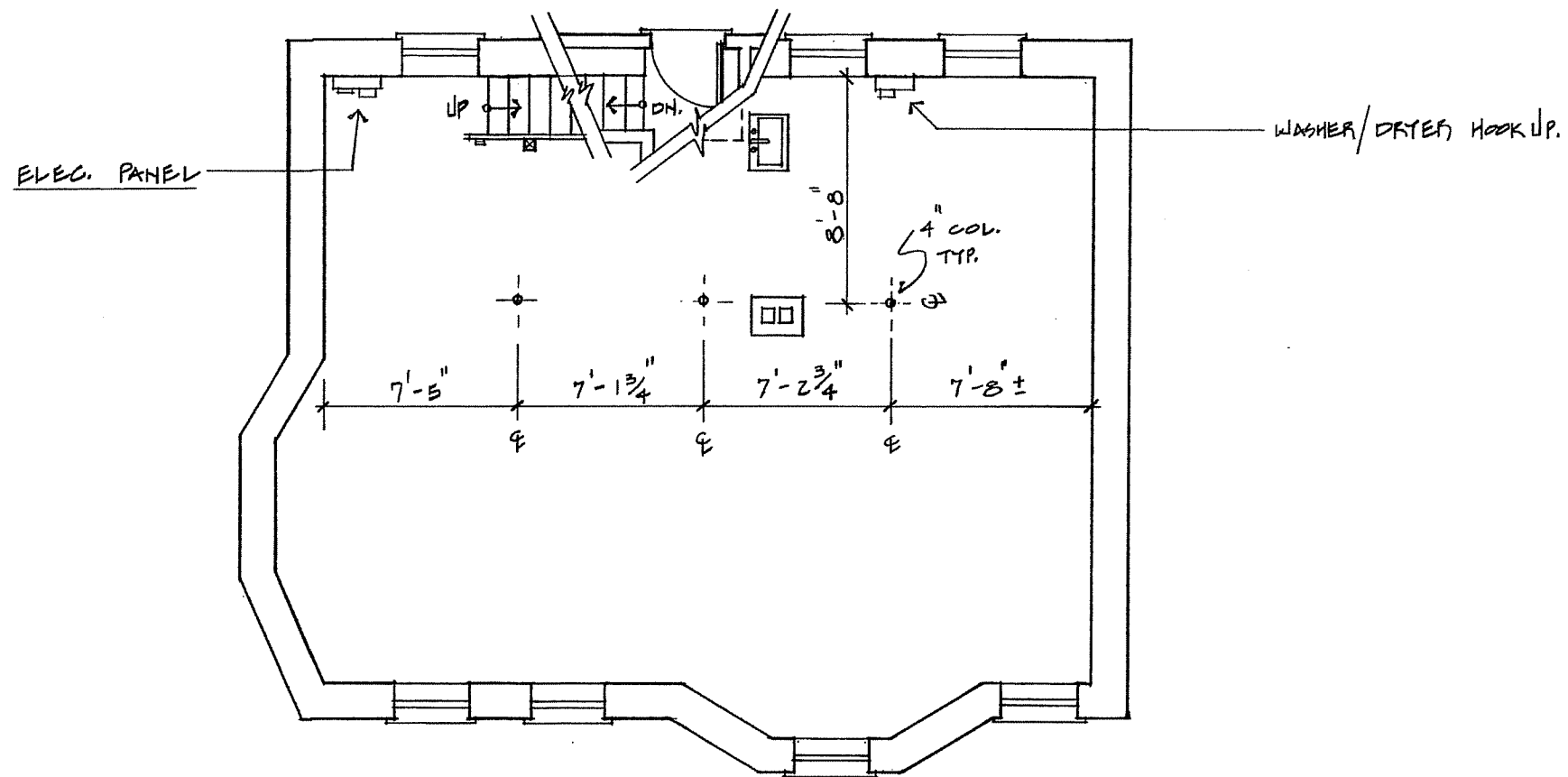


○ NOESKE/JONES L.L.C. 2055 WINNEBAGO ST.
 EXISTING FIRST FLOOR PLAN 1/4" = 1'-0"
JULY 22, 2015



785 SF

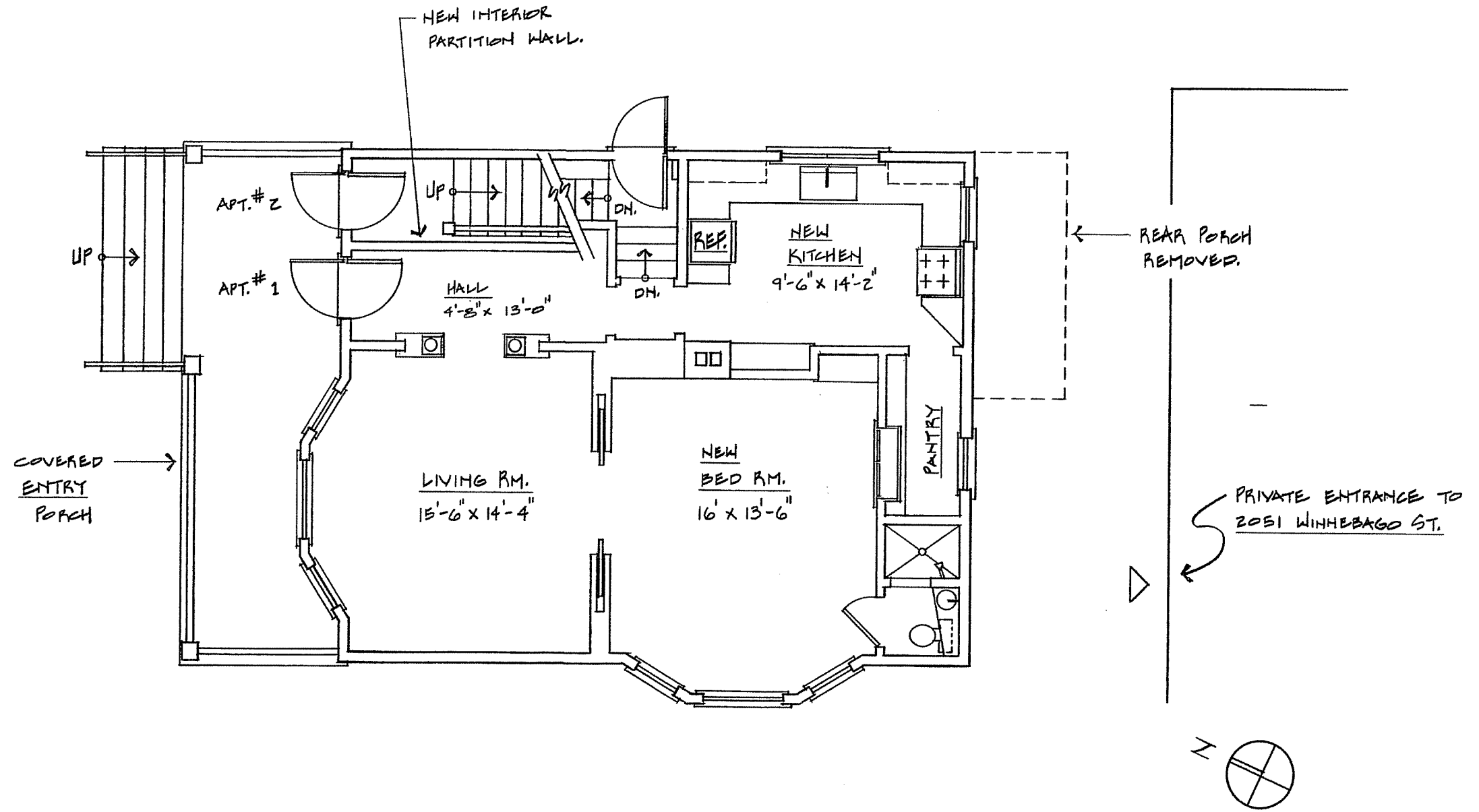
○ NOESKE JONES L.L.C. 2055 WINNEBAGO ST.
 EXISTING SECOND FLOOR PLAN $\frac{1}{4}'' = 1'-0''$
 JULY 22, 2015



720 SF.

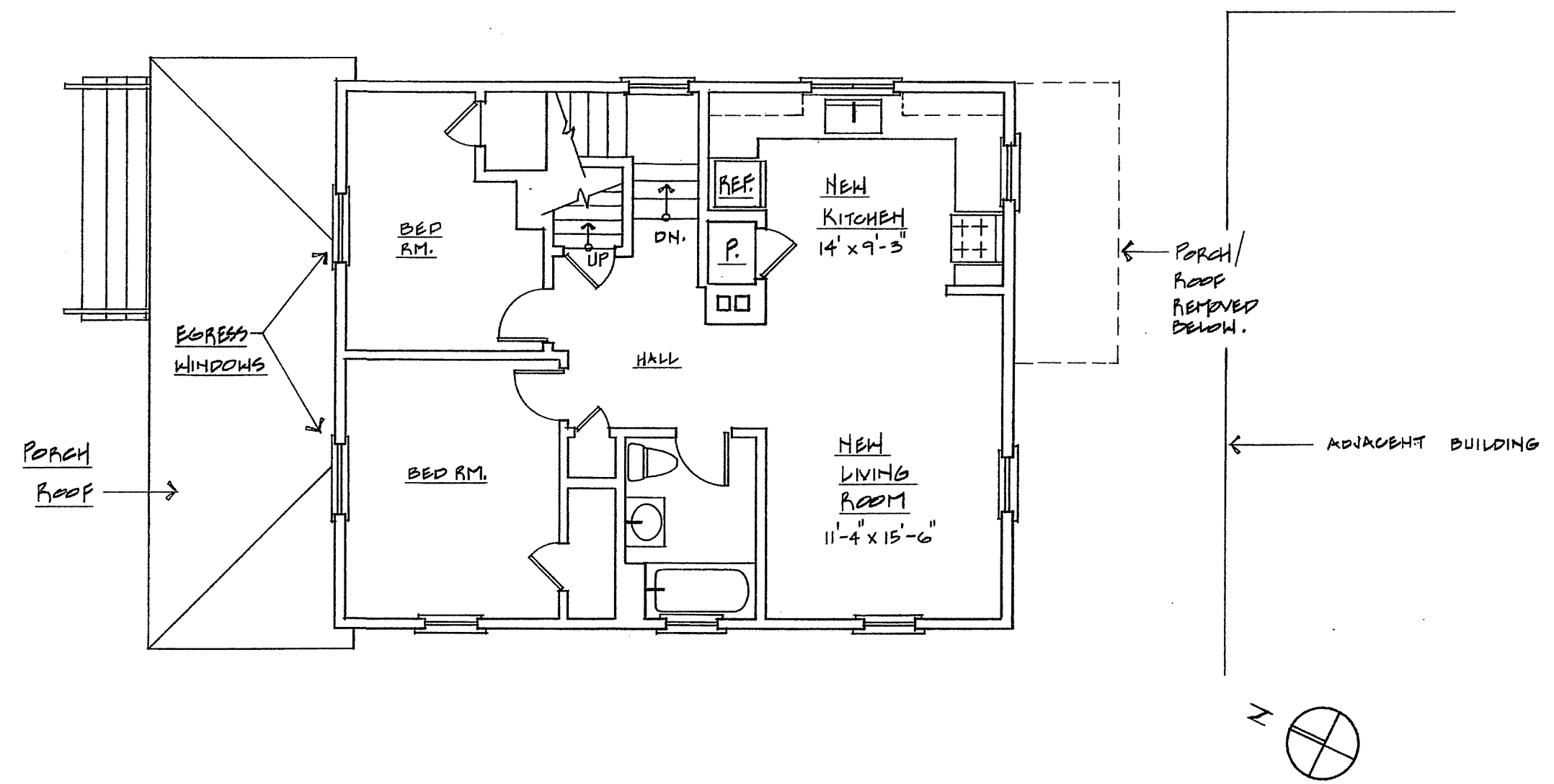


HOESKE/JONES L.L.C. 2055 WINNEBAGO ST.
 EXISTING BASEMENT/FOUNDATION PLAN $\frac{1}{4}'' = 1'-0''$
 JULY 22, 2015



NOESKE/JONES L.L.C. 2055 WINNEBAGO ST.
 NEW FIRST FLOOR PLAN
 APT. # 1
 1/4" = 1'-0"
 JULY 22, 2015

NOTE:
 NEW WINDOWS
 ALL AROUND
 TYP.



791 SE

NOESKE/JONES L.L.C. 2055 WINNEBAGO ST.
 NEW SECOND FLOOR PLAN
 APT. # 2
 $\frac{1}{4}'' = 1'-0''$
 JULY 22, 2015