



# City of Madison

# Conditional Use

Location  
802 South Baldwin Street

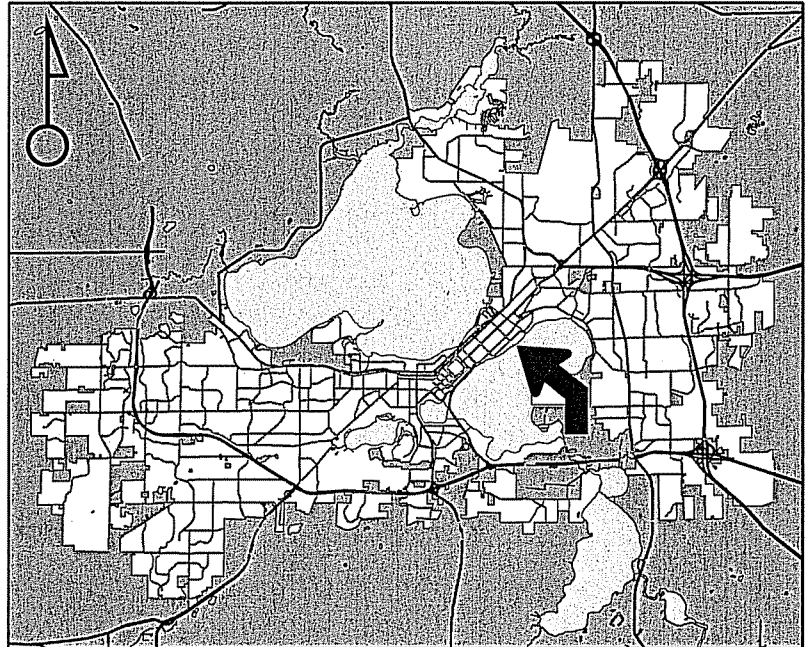
Project Name  
Goeddel Addition

Applicant  
Beth and Noel Goeddel

Existing Use  
Single-family house

Proposed Use  
Construct addition over 500 square feet to single-family residence on lakefront lot

Public Hearing Date  
Plan Commission  
08 April 2013



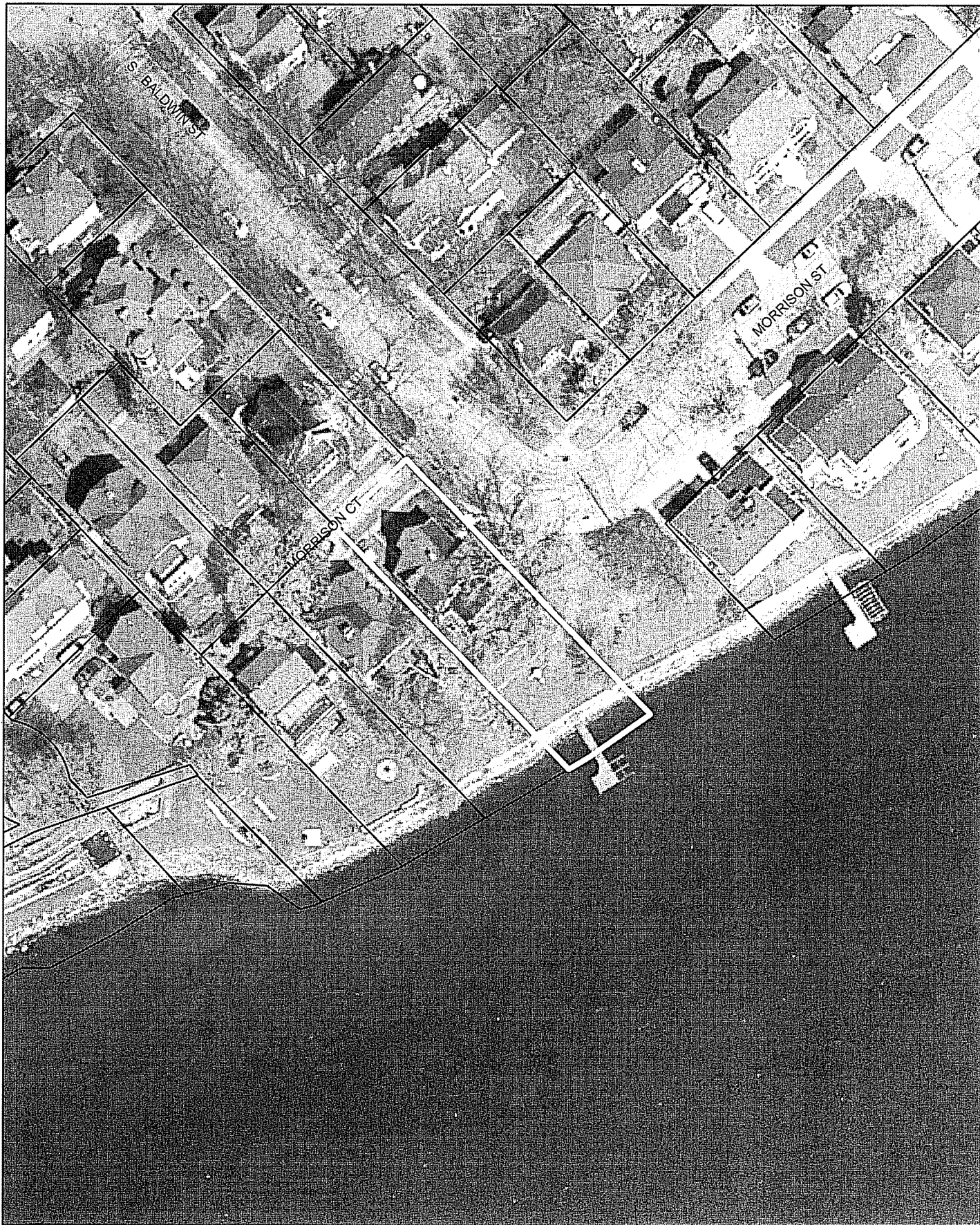
For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Lake Monona

Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 March 2013





# 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 except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	\$650- Receipt No. 140255
Date Received	2/20/2013
Received By	ESK
Parcel No.	0710-073-0601-4
Aldermanic District	6
GQ	Flood plain, wetland waterfront
Zoning District	FR-4 <del>*NOT HISTORIC DISTRICT</del>
For Complete Submittal	
Application	Letter of Intent
Photos	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	2/20/2013

1. Project Address: 802 S Baldwin St Project Area in Acres: 0.13

Project Title (if any): Residential Addition

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Beth & Noel Goeddel Company: \_\_\_\_\_  
 Street Address: 802 S Baldwin St City/State: Madison, WI Zip: 53703  
 Telephone: (608) 217-5372 Fax: (608) 242-6107 Email: bethgoeddel@gmail.com

Project Contact Person: Beth Goeddel Company: \_\_\_\_\_  
 Street Address: same City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) same Fax: ( ) Email: \_\_\_\_\_

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

4. Project Information:

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

2-story addition with basement on single-family home to accommodate growing family. Approximately 535 sq ft, 14'X19' added to North (non-lakeside) of existing house.

Development Schedule: Commencement May 2013 Completion September 2013

**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

**In Addition, The Following Items May Also Be Required With Your Application:**

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the \_\_\_\_\_ Plan, which recommends \_\_\_\_\_ for this property.
- Pre-application Notification:** Section 28.12 of 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:  
Marsha Rummel, President of Marquette Neighborhood Association, cc: Heather Stouder on 1/15/13
- 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: Heather Stouder Date: 1/9/13 Zoning Staff: Matt Tucker Date: 1/9/13

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

Name of Applicant Beth Goeddel Relation to Property Owner Self  
Authorizing Signature of Property Owner Beth Goeddel Date 2-18-13

We propose to build a two-story addition to our single-family home at 802 S Baldwin St, located at the corner of Morrison and Baldwin Streets. The proposed building site is our side yard on the non-lakeside (north side) of our existing house. This project does not involve any tree removal or earth-disturbing movement on the lakeside of the house. Nor does it affect anyone's view or access to the lake.

Dimensions of the addition would be 14'x19', with two stories above ground and a basement underneath, creating approximately 535 square feet of finished living space. The addition will accommodate additional bathroom, storage and living space for our growing family. The proposed addition would bring the home to average size for the neighborhood and average scale relative to the lot size in our neighborhood. The addition is designed to tie into our existing stairwells and minimize the changes required within in our existing home. The addition will be placed on an unused side yard making it an appropriate and reasonable placement within our lot.

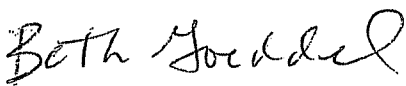
Out of consideration for our neighbors, we've taken steps to reduce the potential bulk of the addition by designing the roof below peak height, making the addition less deep than the full depth of the current house, and making it no wider than needed for functionality of the interior rooms. The addition is carefully designed to match the aesthetic of the current house, and we will take some extensive measures, like cleaning and reusing existing brick for the addition to ensure the addition looks like an authentic part of our home.

We love our neighborhood and want to live in it for many years, and this addition will provide what we need to do so comfortably, while also potentially enhancing the property values within the neighborhood.

Also of note, we have secured the necessary zoning variance approval for our front yard setback.

If approved, the project would commence around May and end around September of this year, 2013. Our architect is Rodney Helt, and contractor, Scott Wilson of Wilson Woodworking. Scott has done work on our home over the years and his keen eye for detail and outstanding craftsmanship should result in a beautiful house.

Sincerely,



Beth Goeddel  
Applicant and Property Owner

*Pictures provided for context*

802 S Baldwin St., currently



Proposed two-story addition in sideyard  
14'x19', from front of existing house to private walk pictured below, less than the full  
depth of the house.

