



City of Madison

Conditional Use

Location
729 East Gorham Street

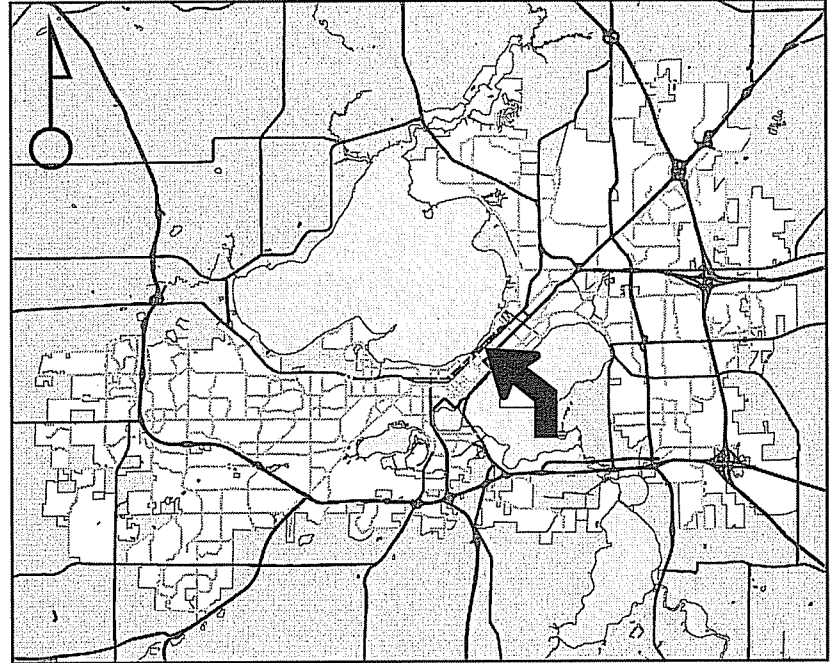
Project Name
Sweet Homes Reconfiguration

Applicant
Steve Cairns - Sweet Homes

Existing Use
Lodging house and efficiency apartment

Proposed Use
Convert building containing lodging house and efficiency apartment into 3-unit apartment building

Public Hearing Date
Plan Commission
20 June 2011



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 June 2011





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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$50 - Receipt No. 119717
Date Received	4/22/11
Received By	MWT
Parcel No.	0709-132-1407-2
Aldermanic District	2 - MANACI
GQ	ZBA, NRHP, Bx. C.U.
Zoning District	
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
DUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	4/22/11

1. Project Address: 729 E Gorham St Madison WI 53703 Project Area in Acres: _____

Project Title (if any): Stair tower/deck replacement

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 checked="" type="checkbox"/> Rezoning from <u>2 unit</u> to <u>3 unit</u>	<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: Stephen and Catherine Cairns Company: Sweet Homes
Street Address: 1312 Spaight St City/State: Madison WI Zip: 53703
Telephone: (608) 255-3212 Fax: (608) 255-3212 Email: Sweethomes@Charter.net

Project Contact Person: Steve Cairns Company: Sweet Homes
Street Address: 1312 Spaight St City/State: Madison WI Zip: 53703
Telephone: (608) 279-0536 Fax: (608) 255-3212 Email: Sweethomes@charter.net

Property Owner (if not applicant): Same
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Replace existing deck and stair tower system. We want to build a new system that complies with current commercial code for a 3 unit building. We will also be applying to change the zoning for this building to a 3 unit.
Development Schedule: Commencement _____ Completion _____

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:

- 14x 11 3/4" **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)
- 1 8 1/2 x 11" **One (1) copy** of the plan set reduced to fit onto 8 1/2 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.

Filing Fee: \$ 550 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 buildings, **photos** of the interior and exterior 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 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. 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 the: _____ 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:

Bridget Maniaci, Richard Linstler, Marina Dupler 4/14/11

NOTE: 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 _____ Date _____ | Zoning Staff Matt Tucker Date 4-19-11

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

Printed Name Stephen C Cairns Date 4/22/11

Signature Stephen C Cairns Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date _____

Sweet Homes
1312 Spaight St.
Madison, WI 53703
(608) 279-0536 cell
(608) 255-3212-home/fax

Letter of Intent 729 East Gorham Rear Stair Tower/Deck Project

Existing Conditions:

We have an existing exposed deck and stair tower system that was poorly constructed years ago by a previous homeowner. The 6x6 treated posts and structure are twisting and showing signs of age. The footings also are showing signs of shifting and sinking. I met with Linda Elmore, City of Madison building inspector, last May and she looked at the structure with me. Linda agreed that we should expect future safety and maintenance issues as this deck ages.

The existing building is being used as a residential rental property. There are 3 bedrooms each, on the first and second floor. The third floor is a loft/efficiency apartment.

Project Goals:

Change zoning to 3-unit.

Replace existing structure with an enclosed stair tower and a deck system that complies with current code for a 3 unit residential property. The reasons to enclose the stair tower are:

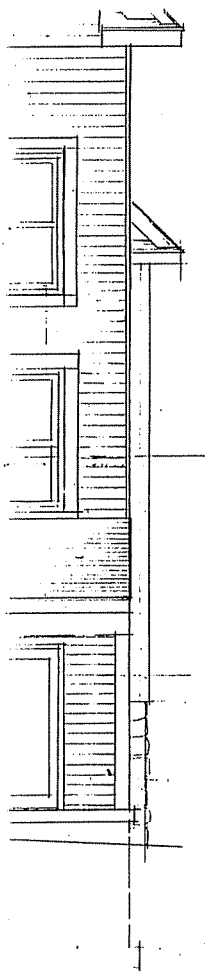
- 1) So that our tenants will be able to safely use the stairs year round.
- 2) Tenants with keys will be the only ones that can access the stair tower, decks and apartments. We have experienced homeless and other unauthorized people on the open decks and stair tower in the past.

Finally, we are making the new decks 10x10 which is much smaller than the existing decks. The tenants will each have their own private deck space. We are also hoping to add back green space to the yard by making these decks smaller.

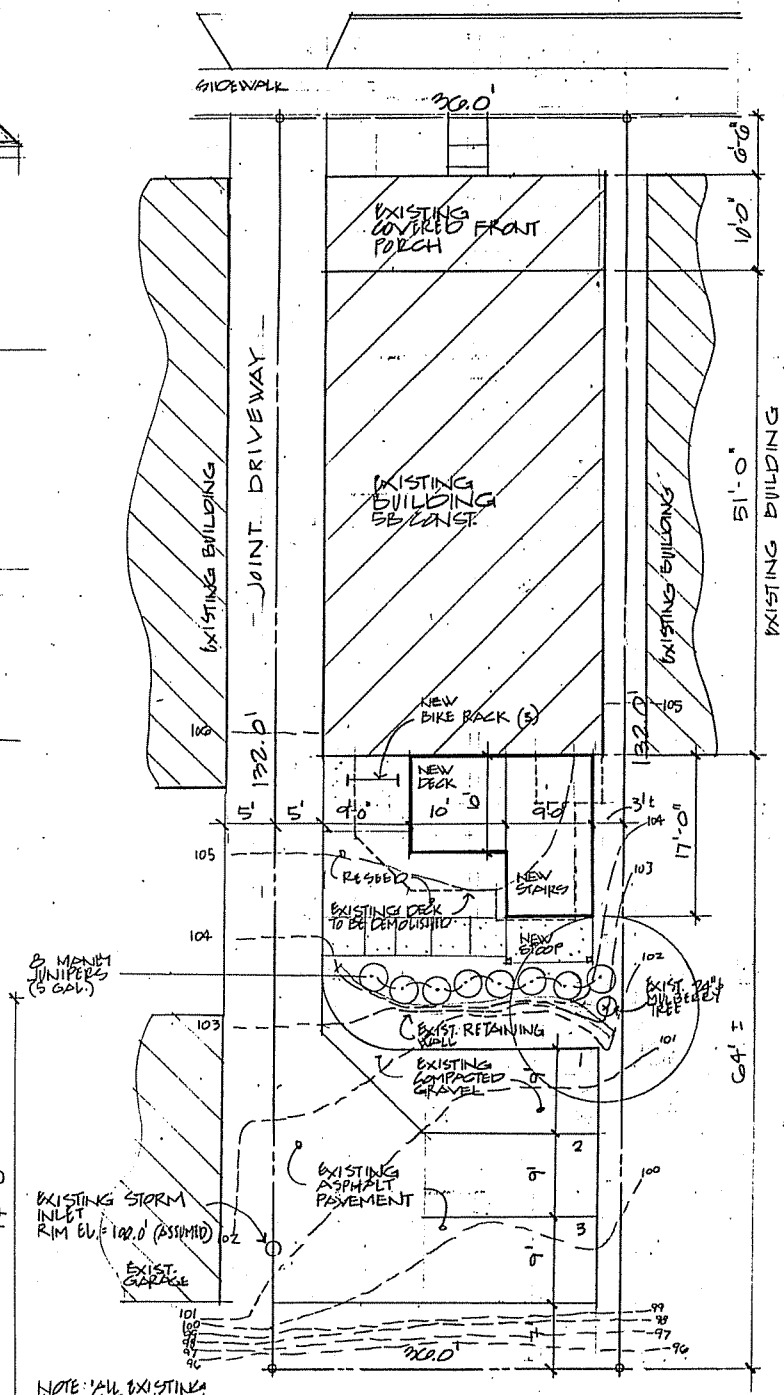
We propose to have 3-4 parking spaces for our tenants.

Architect:

Rodney W Helt AIA
8114 Paulson Rd
Verona WI 53593
608 848-8881
608 848-8882-fax



EAST CORHAM STREET



RODNEY W. HOLT, AIA
 REGISTERED ARCHITECT
 814 PAULSON ROAD
 VERONA, WISCONSIN 53593
 608-848-8881
 608-848-8882 (fax)

OWNER:
 MR. STEVE CARLINS
 CARLINS HOMES
 1310 SPRING STREET
 MADISON, WISCONSIN 53707

FOR STAIR/DECK ADDITION
 AT EAST CORHAM STREET
 MADISON, WISCONSIN

8 TREAS @ 11"
 7 KIEKES @ 11"

NOTE: ALL EXISTING UTILITIES TO REMAIN UNCHANGED

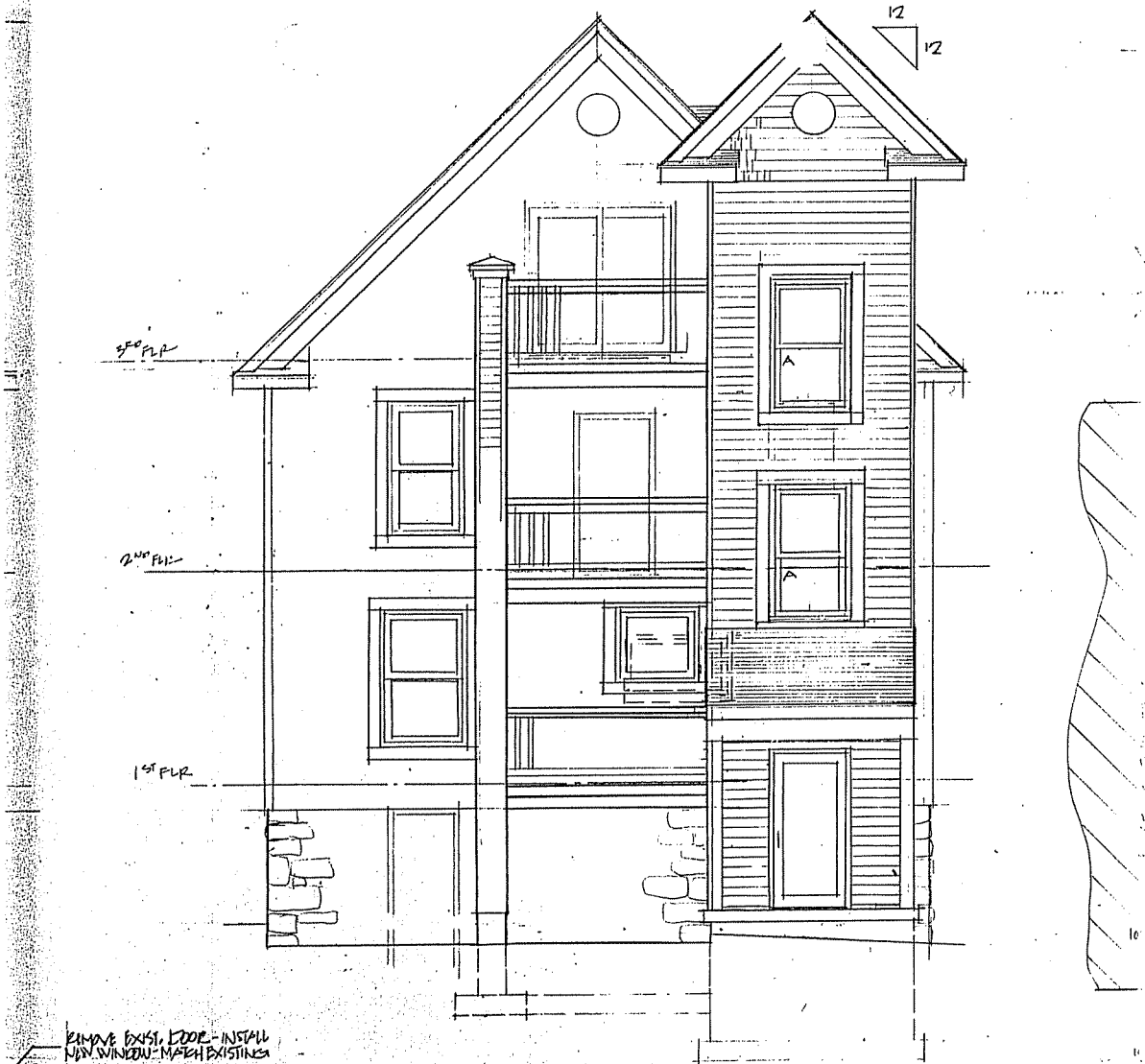
SITE PLAN



SCALE: 1" = 10'-0"

Parking Lot Plan Site Information Block

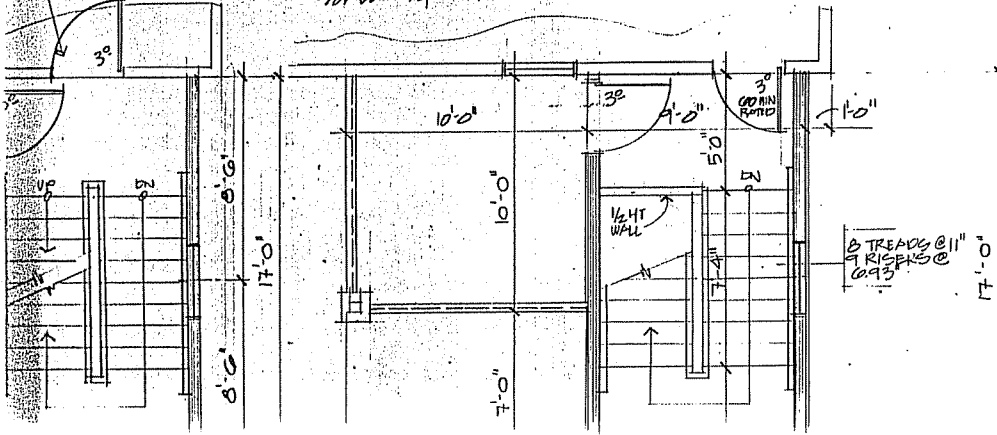
Site Address: 701 EAST CORHAM ST



REMOVE EXIST. DOOR - INSTALL
NEW WINDOW - MATCH EXISTING

REMOVE EXIST.
WINDOW - INSTALL
30' 1 HR. RATED DOOR

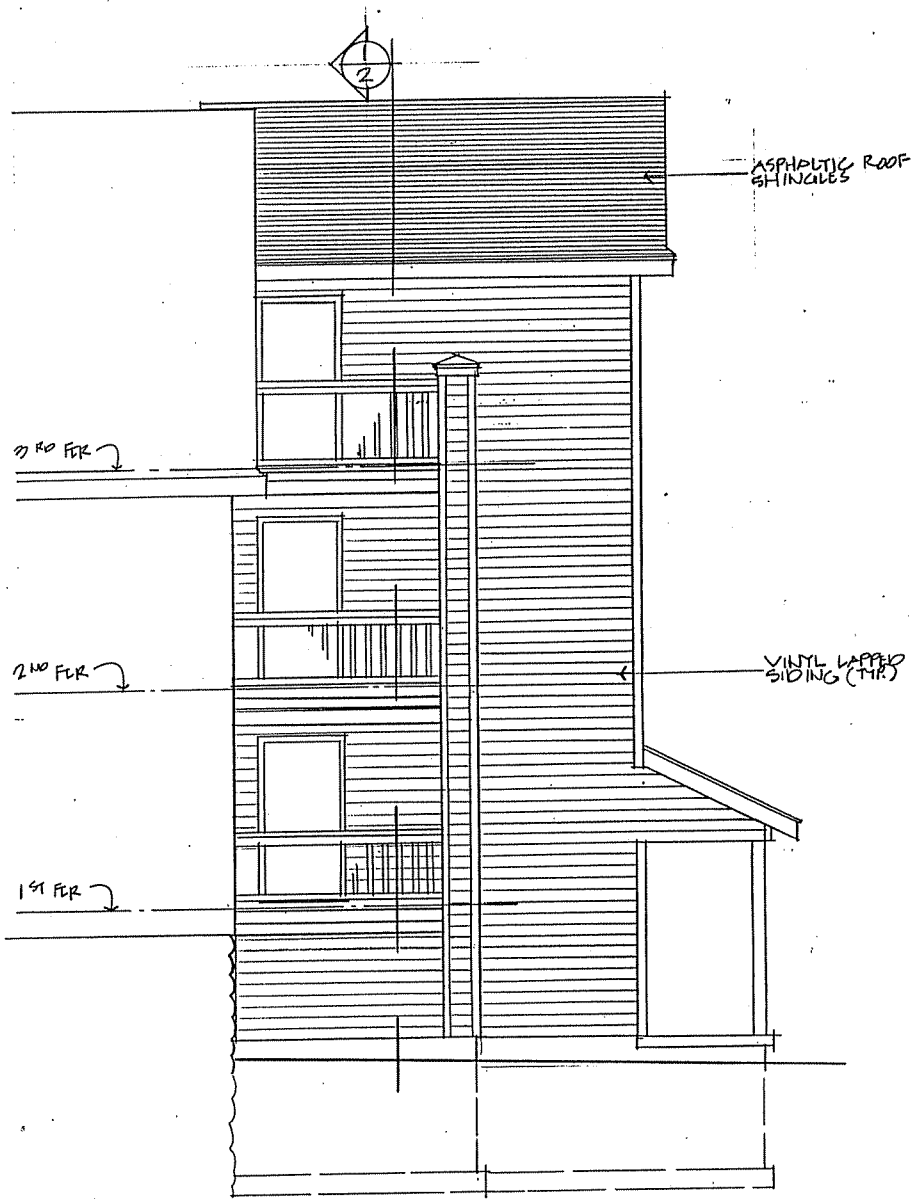
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



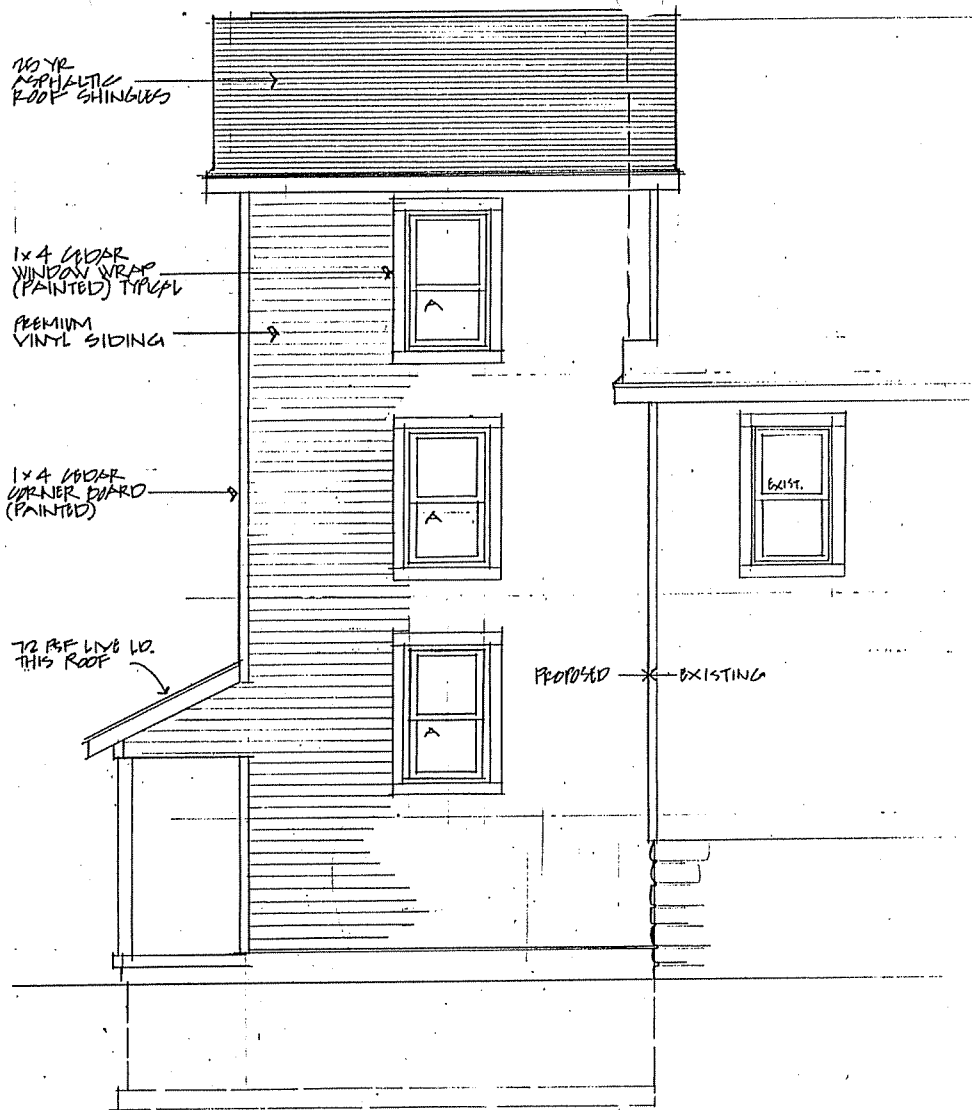
8 MONTH
JUNIPERS
(5 GAL.)

EXIST. STORM
INLET
RIM EV. = 100.0' (ASSUMED)

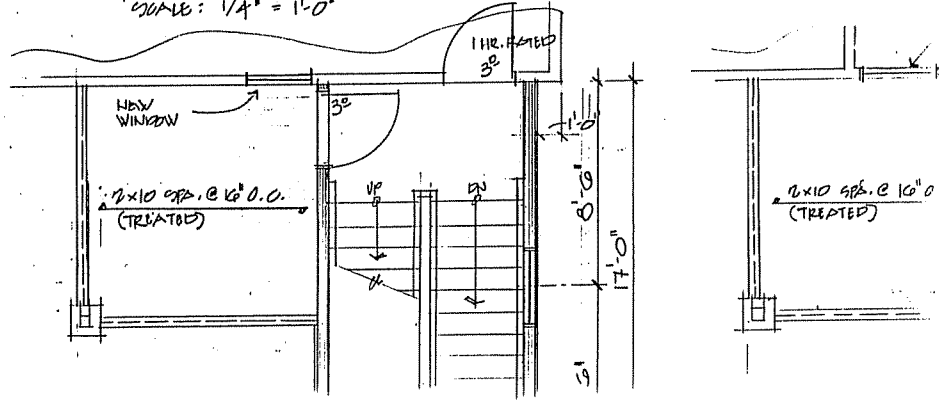
EXIST.
GARAGE

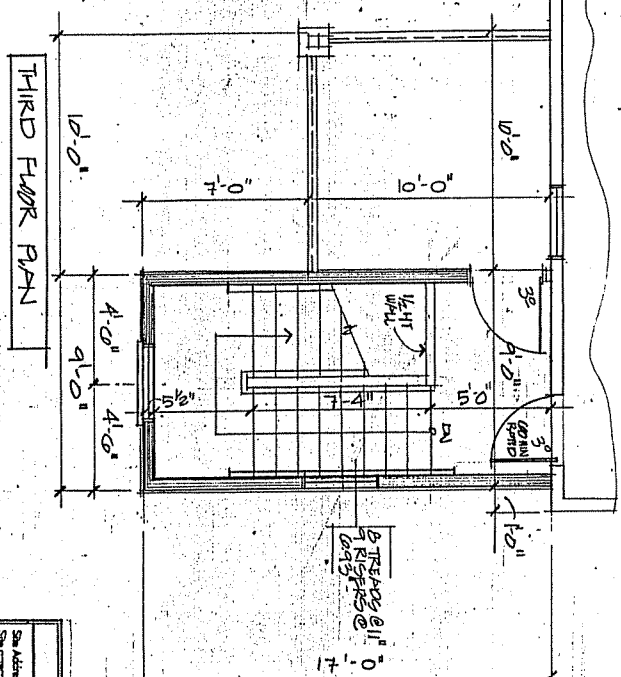
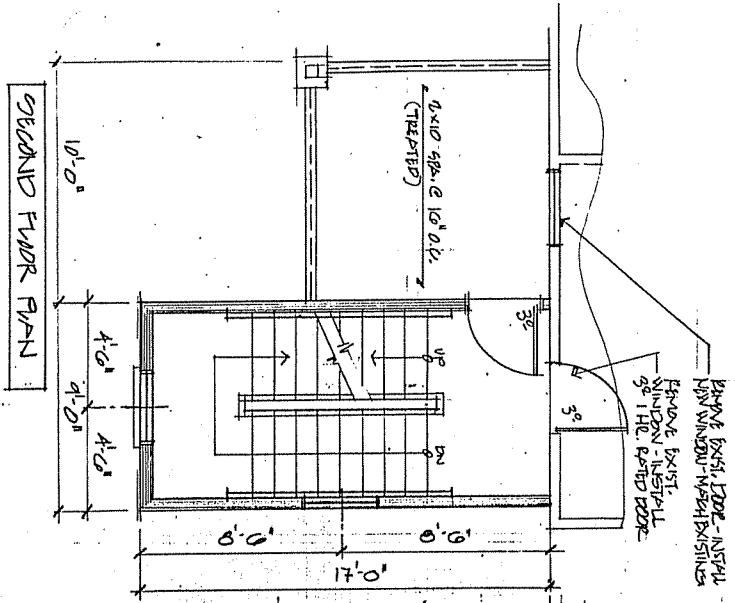


WEST ELEVATION
 SCALE: 1/4" = 1'-0"

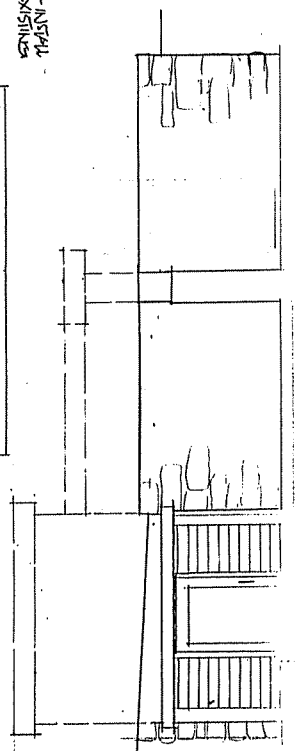


EAST ELEVATION
SCALE: 1/4" = 1'-0"



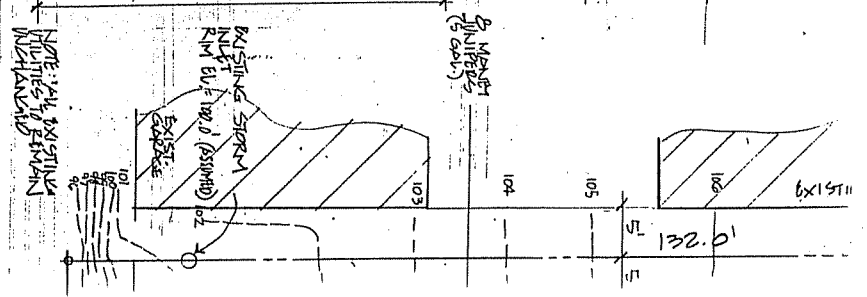


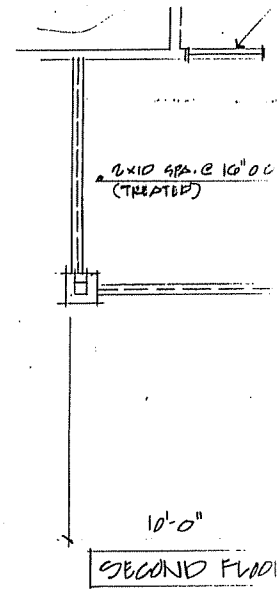
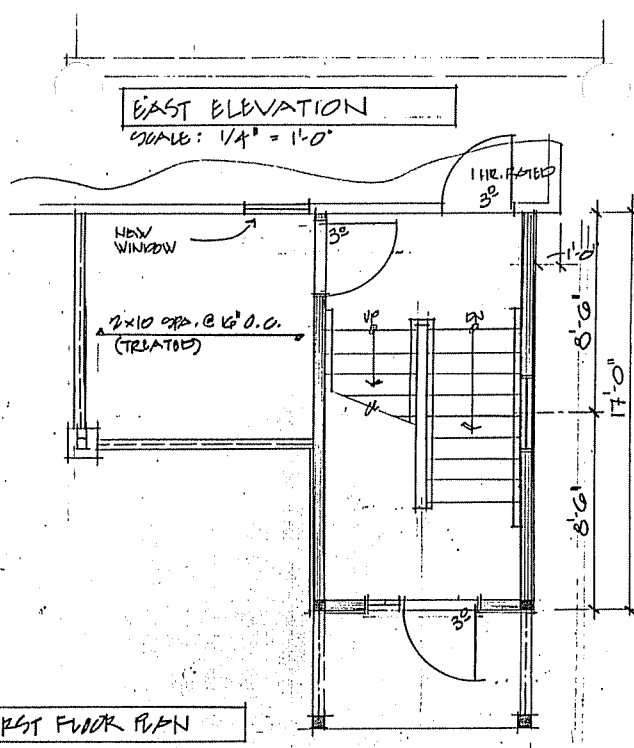
SOUTH ELEVATION
 WALLS = 1/4" = 1'-0"



LOT SUMMARY
 LOT AREA = 4752
 LOT IMPERVIOUS AREA = EXISTING = 2904 S.F.
 PROPOSED = 2874 S.F.
 LOT PERVIOUS AREA = EXISTING = 1788 S.F.

Number of building stories (above ground)	1
Building height	8'-3"
DIST type of construction	TYPE II
Total square footage of building	EXIST = 2904 S.F.
Use of property	3 UNIT APARTMENT
Gross square feet of office	-
Gross square feet of retail	-
Number of employees in warehouse	-
Number of employees in production	-
Capacity of restaurant/food service	-
Number of bicycle racks shown	3







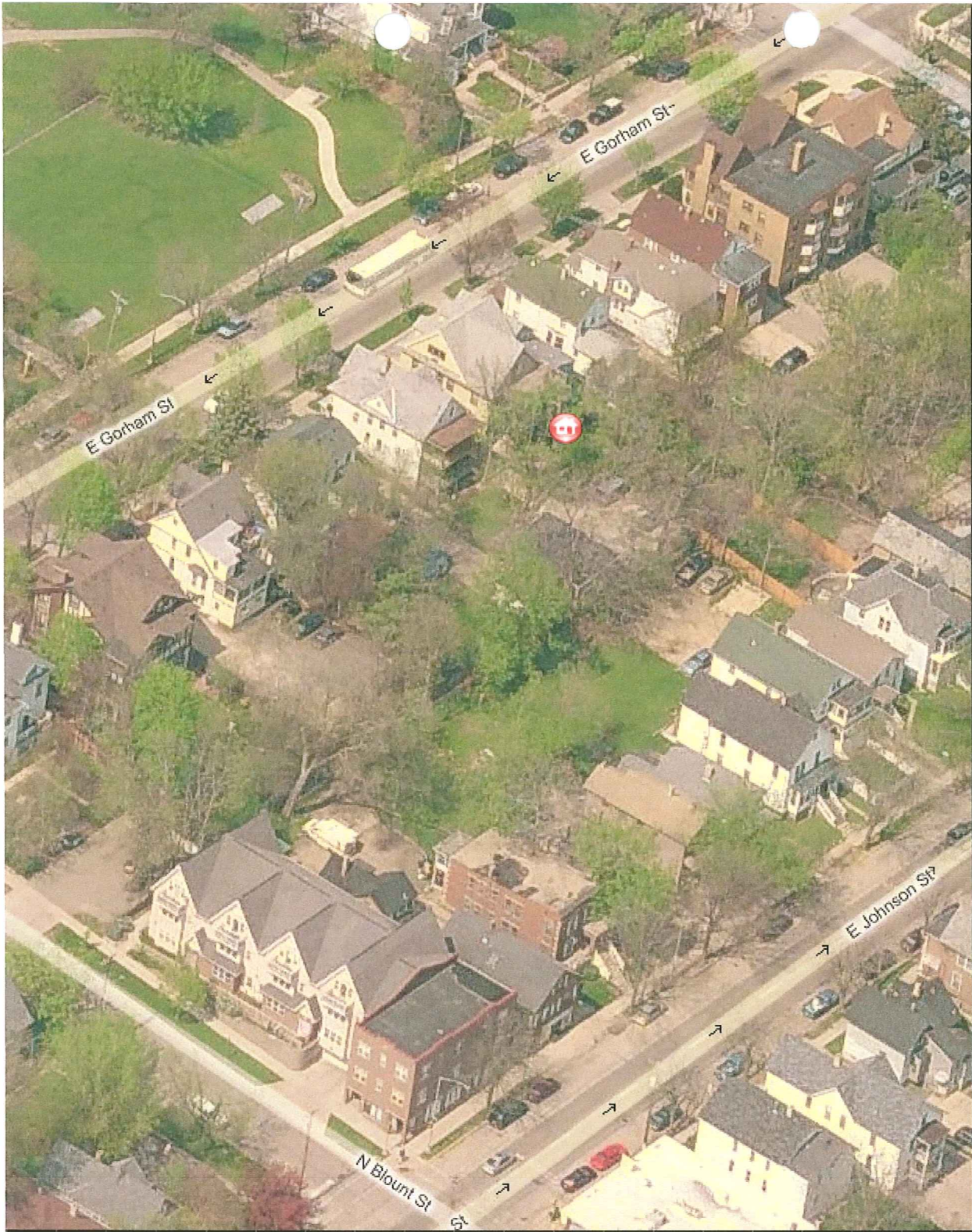
Current deck system at 729 East Gorham.



Current decks at 729 East Gorham







25 yds

