

CITY OF MADISON

Proposed Conditional Use

Location: 141 West Gilman Street

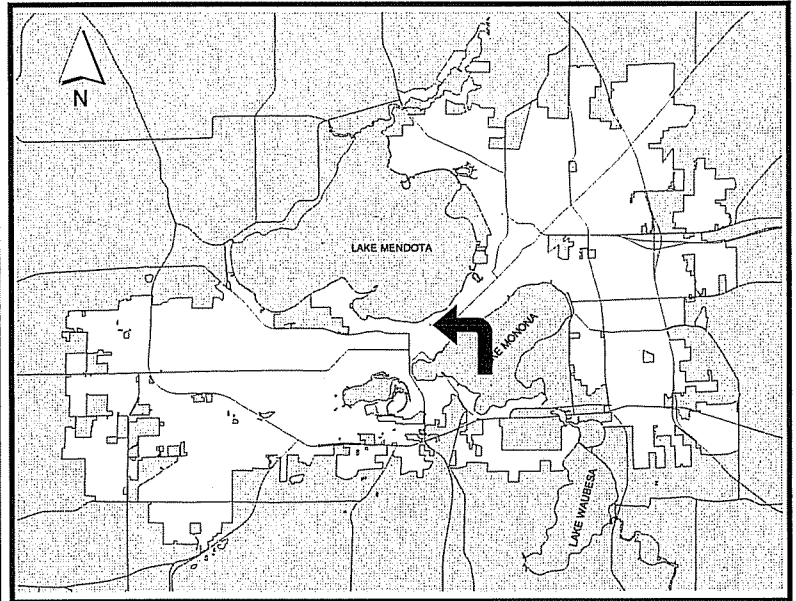
Project Name: The Blied Interior Remodel

Applicant: Steve Brown/
Patrick McGowan - Brownhouse

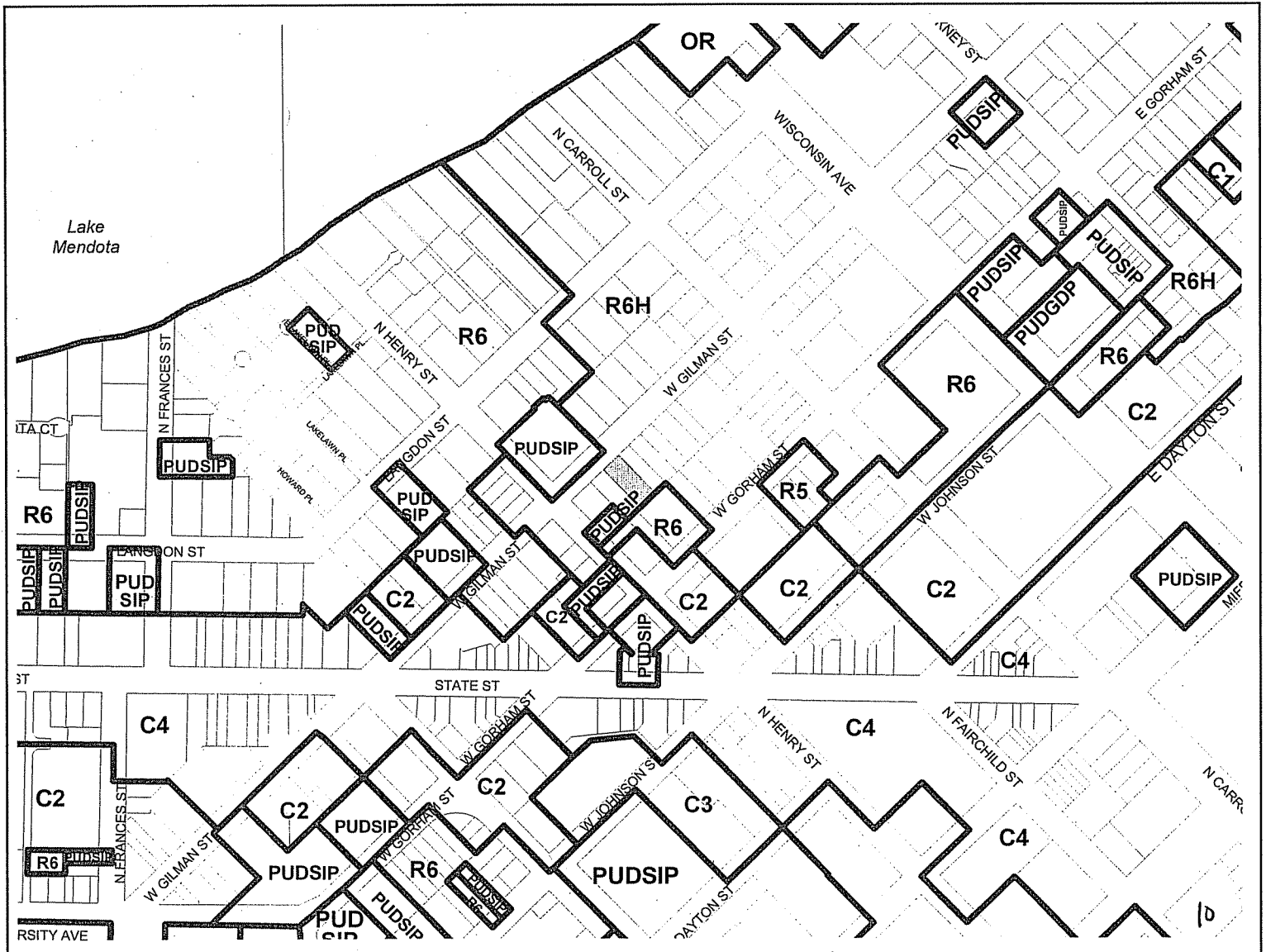
Existing Use: 8-Unit Apartment Building

Proposed Use: Add 1-Unit to and Existing
8-Unit Apartment Building

Public Hearing Date:
Plan Commission 06 March 2006



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



141 West Gilman Street

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
- 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.

FOR OFFICE USE ONLY:

Amt. Paid \$ 500 Receipt No. 67839
Date Received 1.25.06
Received By RT
Parcel No. 0709-144-1808-7
Aldermanic District 4, Michael Verveer
GQ ZBA, Mansion Hill, Exist. C.U.
Zoning District RGH
For Complete Submittal
Application Letter of Intent
IDUP N/A Legal Descript.
Plan Sets Zoning Text N/A
Alder Notification Waiver _____
Ngrbrhd. Assn Not. Waiver _____
Date Sign Issued _____

1. Project Address: 141 W. GILMAN ST. Project Area in Acres: .16 AC.

Project Title (if any): THE BLIED - INTERIOR REMODEL

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: STEVE BROWN Company: STEVE BROWN APTS.
Street Address: 120 W. GORHAM ST. City/State: MADISON, WI Zip: 53703
Telephone: (608) 255-7100 Fax: (608) 255-4278 Email: _____

Project Contact Person: PATRICK MCGOWAN Company: BROWNHOUSE
Street Address: 202 W. GORHAM ST. City/State: MADISON, WI Zip: 53703
Telephone: (608) 663-5100 Fax: (608) 663-5151 Email: pmcgowan@brownhousedesigns.com

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: CONVERSION OF A 309 SF STORAGE ROOM INTO AN EFFICIENCY APARTMENT. THE REST OF THE BLDG. CONSISTS OF 8 APARTMENTS + A COMMON LAUNDRY ROOM (2 WASH/2 DRY).

Development Schedule: Commencement MAY 2006 Completion AUGUST 2006

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 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.

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:

J.A. 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.

I.A. 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.

J.A. 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 COMPREHENSIVE Plan, which recommends:

MULTI-UNIT HIGH DENSITY RESIDENTIAL 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 - DEC. 20, 2005 / MANSION HILL CAP. NEIG. - DEC. 20, 2005

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 1/20/06 | Zoning Staff MATT TUCKER Date 1/20/06
KATHY VOELK

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

Printed Name PATRICK MCGOWAN Date 1/24/06

Signature Patrick McGowan Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner Stephen McGowan Date 1/23/06

brownhouse

January 25, 2006

Kathy Voeck
Department of Planning & Development
Inspection Unit
215 Martin Luther King Jr. Blvd.
P.O. Box 2984
Madison, WI 53701-2984

The Blied Building - Interior Remodeling Letter of Intent

The Blied Building is an existing three-story, 10,995 square foot apartment building with a partially exposed garden level (basement). It sits on a 6,864 square foot (.158 ac.) site. There are currently eight (8) units in the building consisting of one (1) two bedroom, one (1) three bedroom and six (6) four bedroom apartments. There is also a common laundry area on the garden level that has two washers and two dryers. The owner of the building, Steve Brown Apartments, would like to convert a 309 square foot storage area, on the garden level of the building, to an efficiency apartment. This will increase the total number of apartments in the building from 8 to 9. This can be achieved without any increase in the area of the existing building. The new efficiency unit fits within the existing building shell. The only exterior change visible will be the enlargement of one window on the east facade. No site work is proposed as part of this project.

Steve Brown Apartments has notified the alder, Mike Verveer, and the Capitol Neighborhoods Association via letter. We've met with representatives from the neighborhood association and they've expressed their support for the project. We will also meet with Mr. Verveer, prior to the Plan Commission meeting, to discuss the project in person.

Construction on the project is intended to take place between May August of 2006. This will occur during summer break and therefore impact as few tenants in the building as possible. Any correspondence regarding the proposed project should be directed to me at Brownhouse Designs at 663-5100 (ph.), 663-5151 (fax) or pmcgowan@brownhousedesigns.com.

Sincerely,



Patrick McGowan, AIA
Director of Architecture

THE BLEED - INTERIOR REMODEL
 141 W. GILMAN STREET
 MADISON, WI 53703

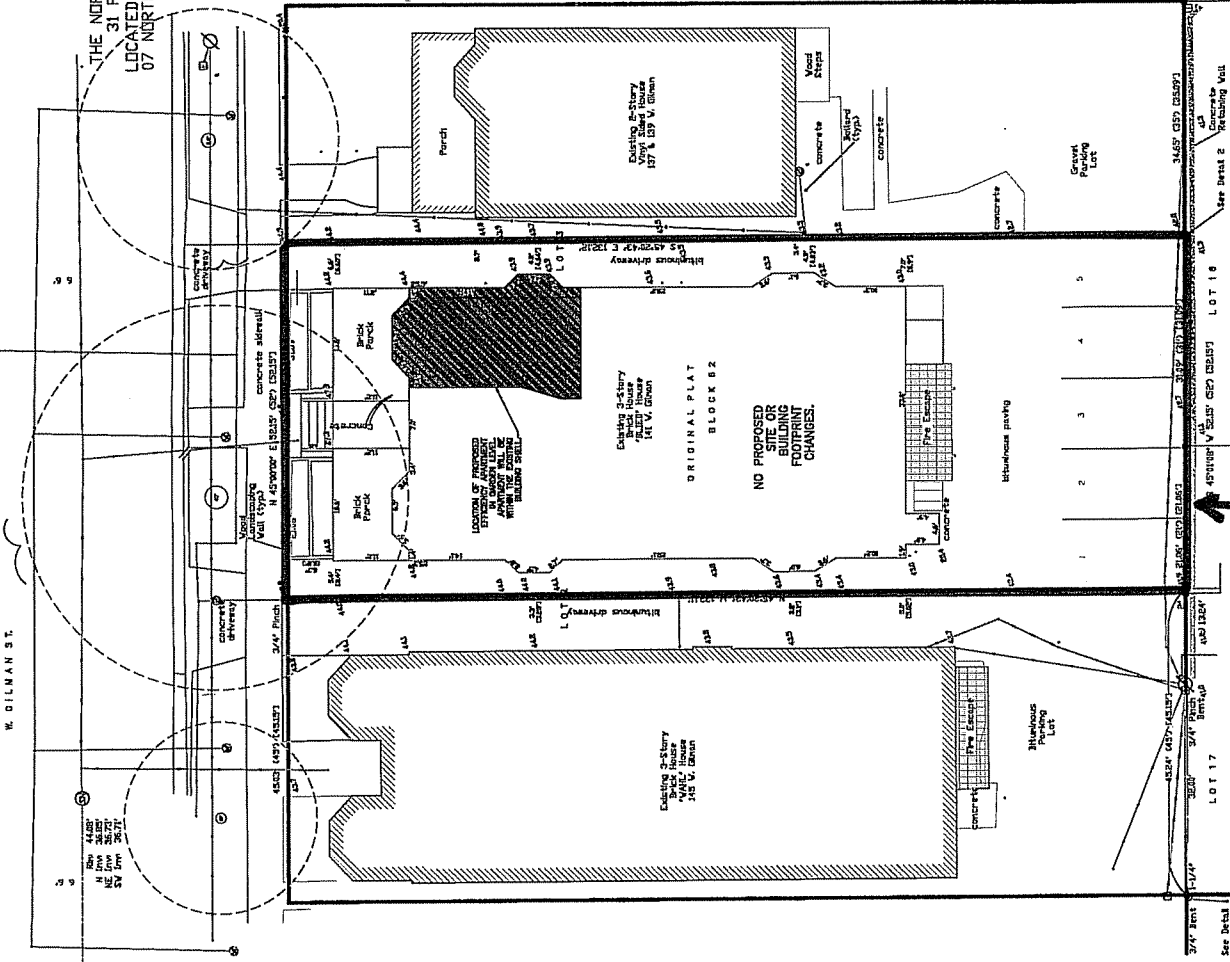
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| DATE | DESCRIPTION |
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SITE PLAN

C200

THE NORTHEASTERLY 21 FEET OF LOT 2, AND THE SOUTHWESTERLY 31 FEET OF LOT 3, BLOCK 62, ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHEAST QUARTER (Q4) OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: ONE INCH = TEN FEET

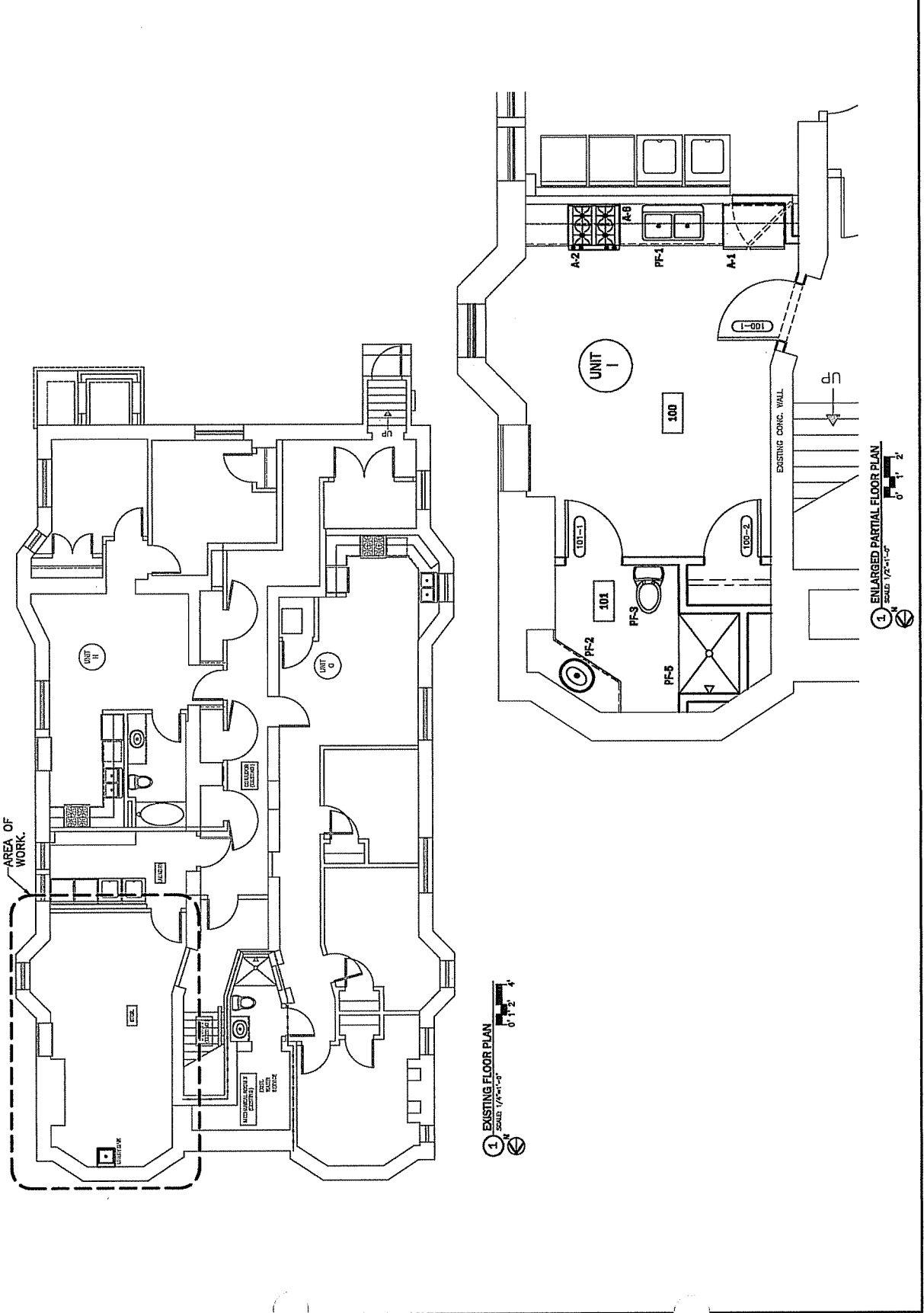


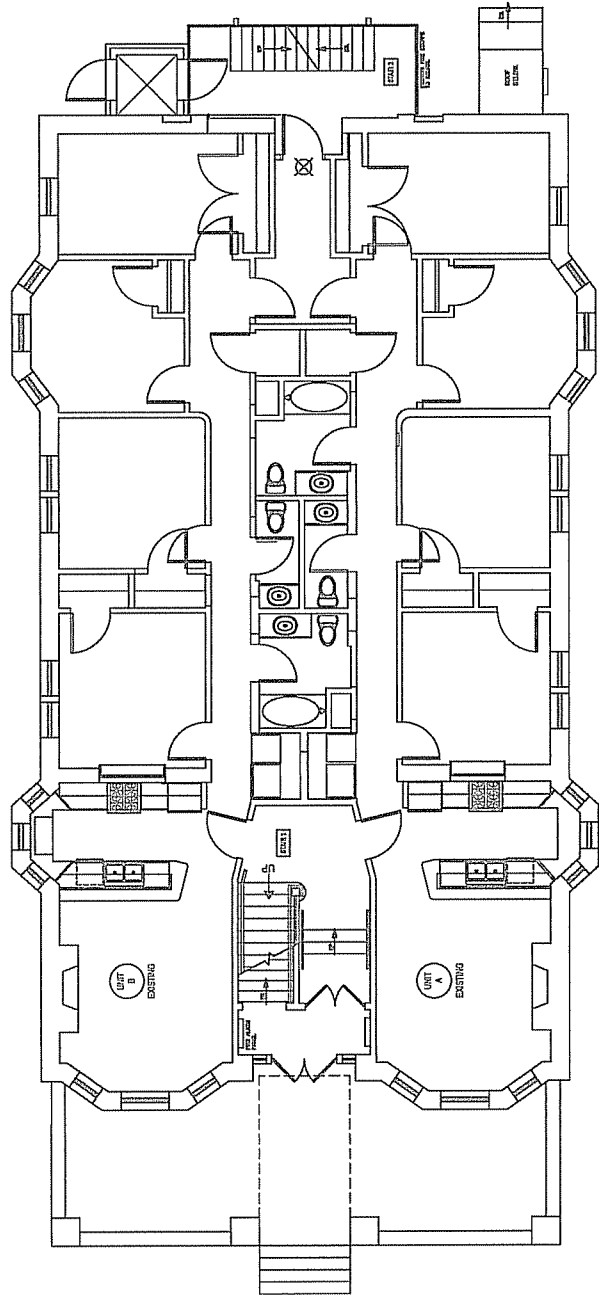
- DWELLING UNITS:**
EXISTING
 8 APARTMENTS
 (6) 4 BEDROOM UNITS
 (1) 3 BEDROOM UNIT
 (1) 2 BEDROOM UNIT
- DWELLING UNITS:**
PROPOSED
 9 APARTMENTS
 (6) 4 BEDROOM UNITS
 (1) 3 BEDROOM UNIT
 (1) 2 BEDROOM UNIT
 (1) EFFICIENCY UNIT

DRAWING INDEX:
 C200 - SITE PLAN
 A200 - FLOOR PLAN
 A201 - FLOOR PLAN
 A300 - EXTERIOR ELEVATIONS



SUBJECT PROPERTY



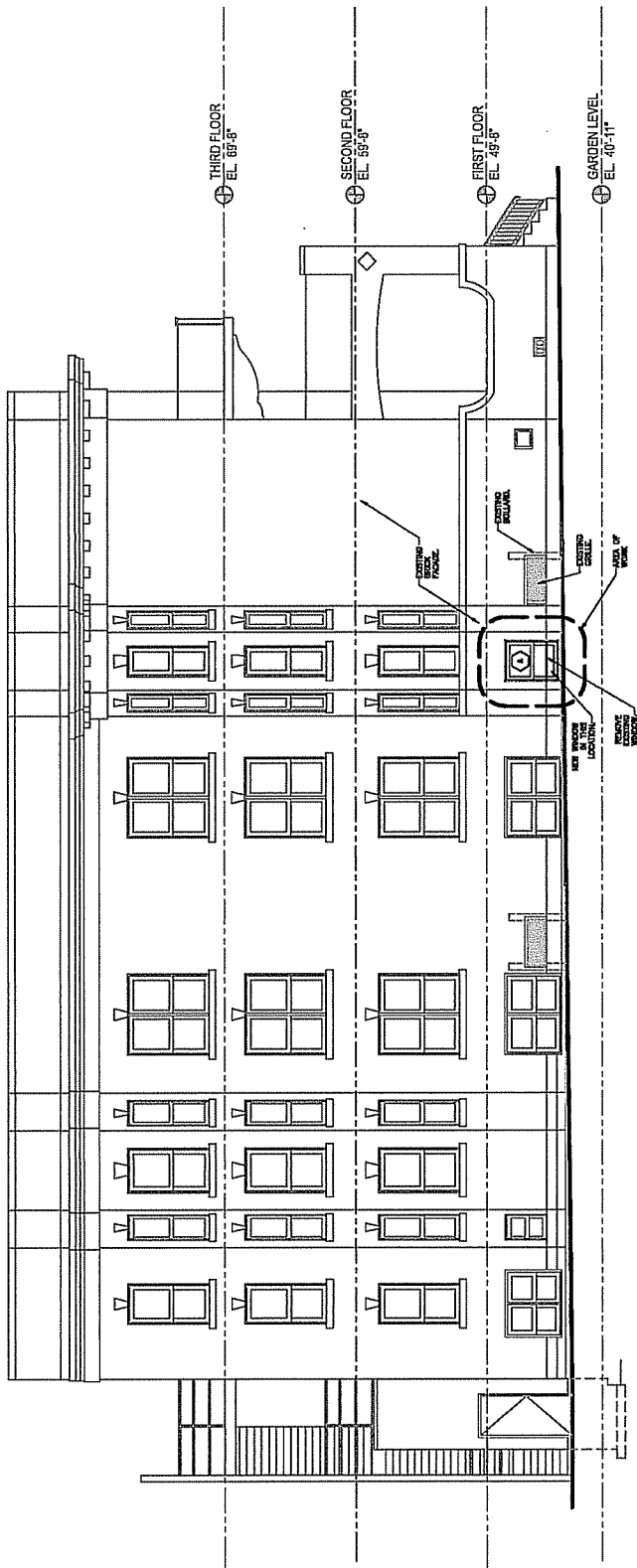


1 EXISTING FIRST FLOOR PLAN (SECOND & THIRD SIM.)
SCALE: 1/8"=1'-0"
N

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

EXTERIOR ELEVATIONS

A300



1 ELEVATION
SCALE: 3/8\"/>