



Location  
615 North Lake Street

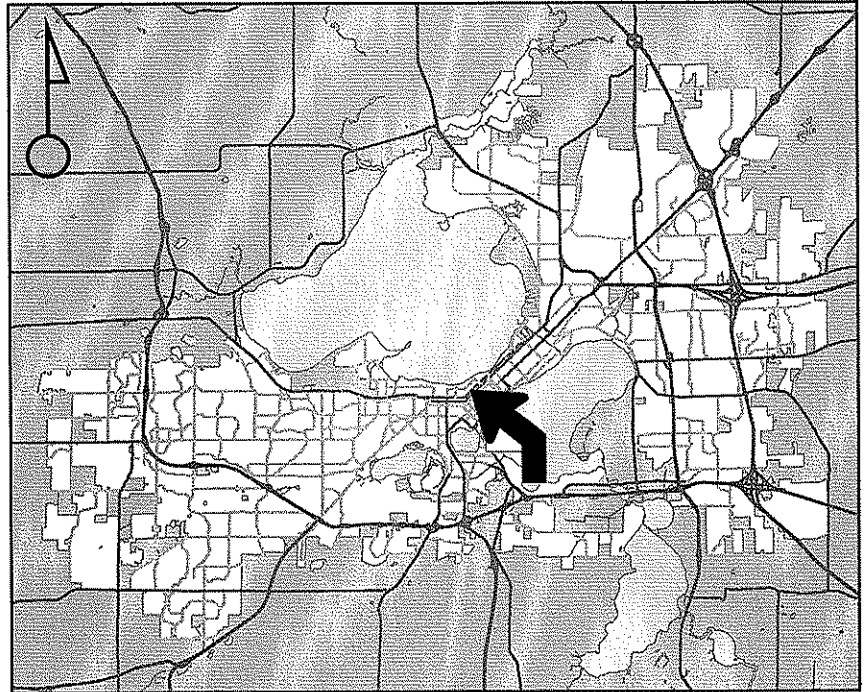
Project Name  
615 N Lake

Applicant  
CWGS Properties, LLC/  
Gary Brink - Gary Brink & Associates

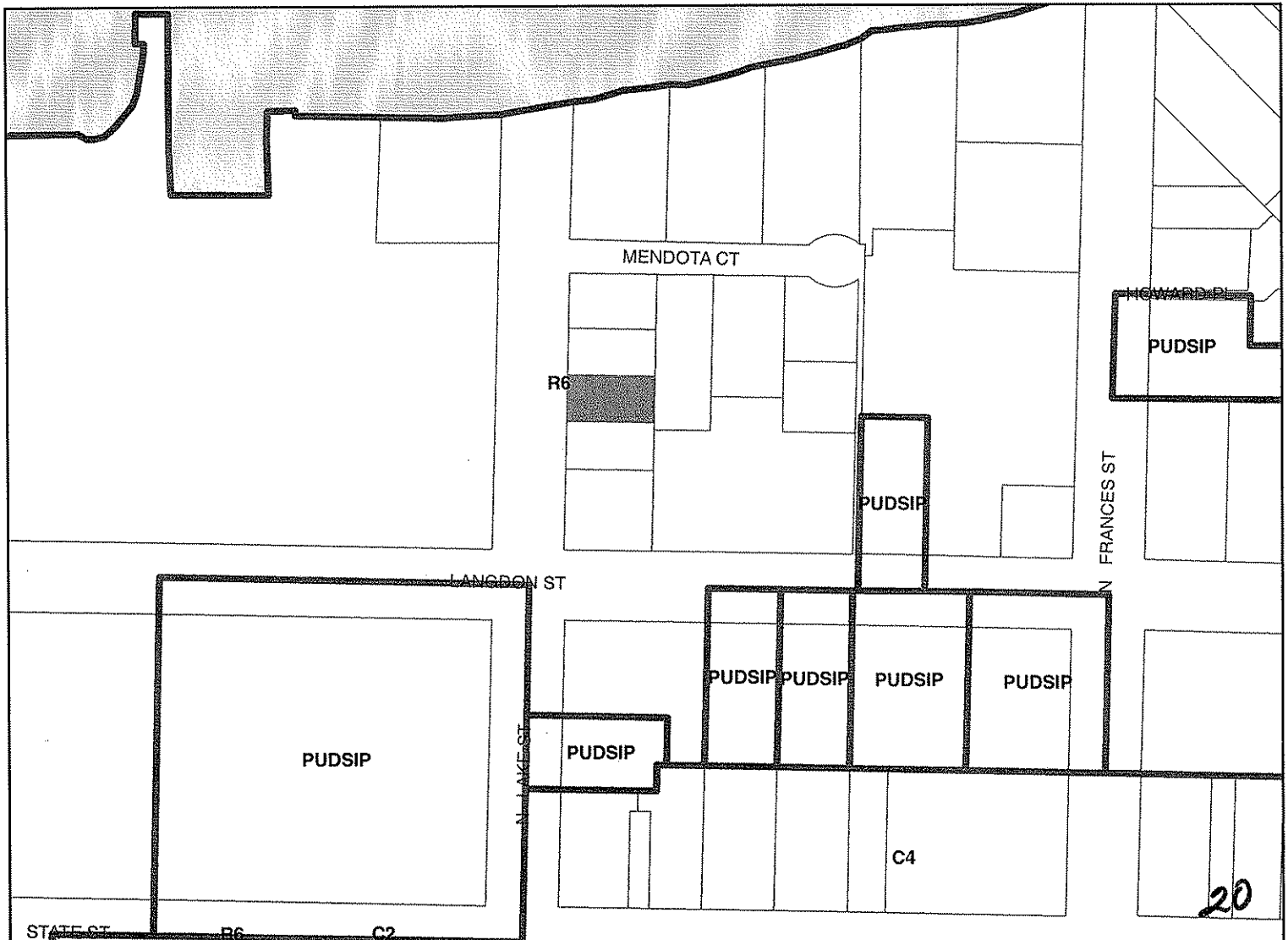
Existing Use  
Former Fraternity House

Proposed Use  
Convert Former Fraternity House  
Into 3-Unit Apartment Building

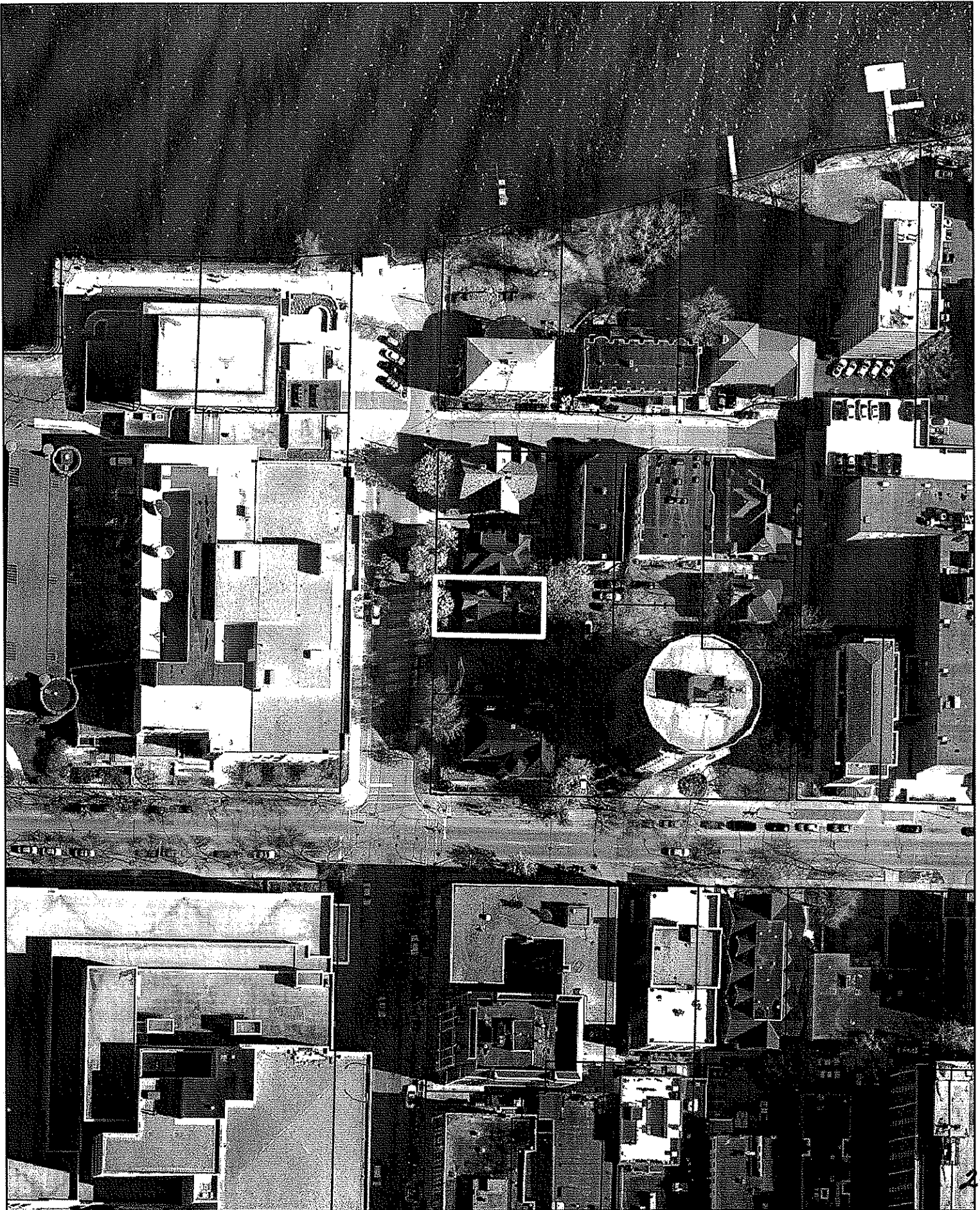
Public Hearing Date  
Plan Commission  
07 July 2008



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



Scale : 1" = 400'





# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	850 ✓ Receipt No. 91293
Date Received	5/21/08
Received By	JOP
Parcel No.	0709-143-0110-9
Aldermanic District	8 - JUDGE
GQ	Nat'l Register; DDZ3
Zoning District	R6 DDZ3
For Complete Submittal	
Application	✓ Letter of Intent ✓
IDUP	— Legal Descript. ✓
Plan Sets	✓ Zoning Text —
Alder Notification	— Waiver —
Ngrbrhd. Assn Not.	— Waiver —
Date Sign Issued	5/21/08

1. **Project Address:** 615 N Lake Street **Project Area in Acres:** .08  
**Project Title (if any):** 615 N LAKE

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

<input type="checkbox"/> <b>Zoning Map Amendment</b> (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"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

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

Applicant's Name: Gary Brink Company: Gary Brink & Associates, Inc.  
 Street Address: 8401 Excelsior Drive City/State: Madison, WI Zip: 53717  
 Telephone: (608) 829-1750 Fax: (608) 829-3056 Email: jjbrink@tds.net

Project Contact Person: Applicant (see above) Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): CWGS Properties, LLC  
 Street Address: 25 East Cedar City/State: Chicago, IL Zip: 60611-0000

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site:  
Conversion of Greek House to a (3) unit. No exterior alterations other  
than the addition of a wheelchair lift.

Development Schedule: Commencement 7/8/08 Completion 8/7/08

**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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 850.00 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 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:*  
Eli Judge has agreed to waive

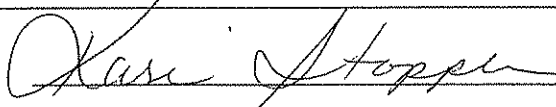
*NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

- 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 \_\_\_\_\_ \* spoke to Tim Parks 5/21/08 has agreed to waive. Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

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

Printed Name CARY P. BRILK Date 5.21.08

Signature  Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner  Date 5/21/08



May 21, 2008

Plan Commission  
c/o Department of Planning and Development  
City of Madison  
215 Martin Luther King Jr., Blvd.  
Madison, WI 53710

Re: 615 N. Lake Street  
Letter of Intent

Dear Members of the City of Madison Plan Commission:

We are pleased to submit the Conditional Use application for 615 N. Lake Street.

The project involves the conversion of a Greek House to a (3) unit; for a total of 14-  
bedrooms. There are no exterior alterations, other than the addition of a wheelchair lift.

Legal Description is as follows: ORIGINAL PLAT, BLK 3, PART OF LOTS 1 AND 2  
BEG 151 FT N OF SW CORN OF LOT 1 THE E 82 ½ FT TH S 43 FT TH W 82 ½ FT  
TH N 43 FT TO BEG.

No on-site automotive parking is provided. Fourteen on-site bike stalls will be provided.

The lot area is 3,548 square feet or .08 acres. The total building area will be 4,933 square  
feet

The overall density is 37.5 units per acres. The total usable open space is 622 square feet.  
This results in 207 square feet of open space per unit and 45 square feet of usable open  
space per bedroom.

Madison Property Management will manage the building. Trash and snow removal will  
be provided by private contract.

The proposed construction schedule is to commence with construction 7/8/08 with  
completion by 8/7/08.



The development team includes the following:

Owner: CWGS Properties, LLC  
25 East Cedar  
Chicago, Illinois 60611-0000

Property Manager: Madison Property Management  
10 N. Charter Street  
Madison, WI 53715  
Telephone: 608-251-8777  
Fax: 608-255-9656  
Contact: Jim Stopple

Architect: Gary Brink and Associates, Inc.  
8401 Excelsior Drive  
Madison, WI 53717  
Telephone: (608) 829-1750  
Fax: (608) 829-3056  
Contact: Gary Brink

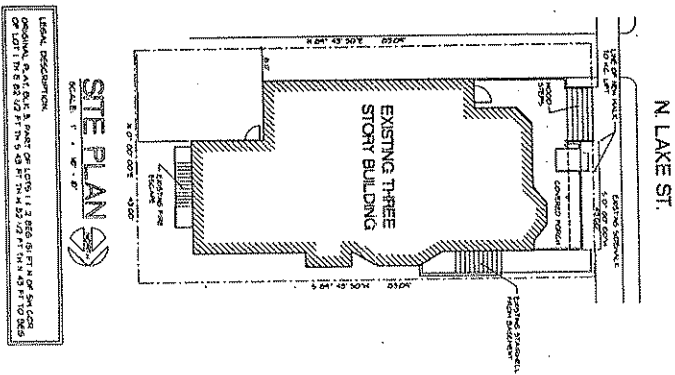
Sincerely,



Gary P. Brink  
Project Architect

Enclosures





**SITE PLAN**  
 SCALE: 1" = 30'-0"

**LEGAL DESCRIPTION**  
 PART OF THE 3/4 AC. & PART OF LOT 11, 2, 25A, 51 FT. OF 54.50 AC. CONTAINING 5.02 AC. OF PT. IN S. 58 FT. IN W. 22 1/2 FT. IN N. 43 FT. TO 25A

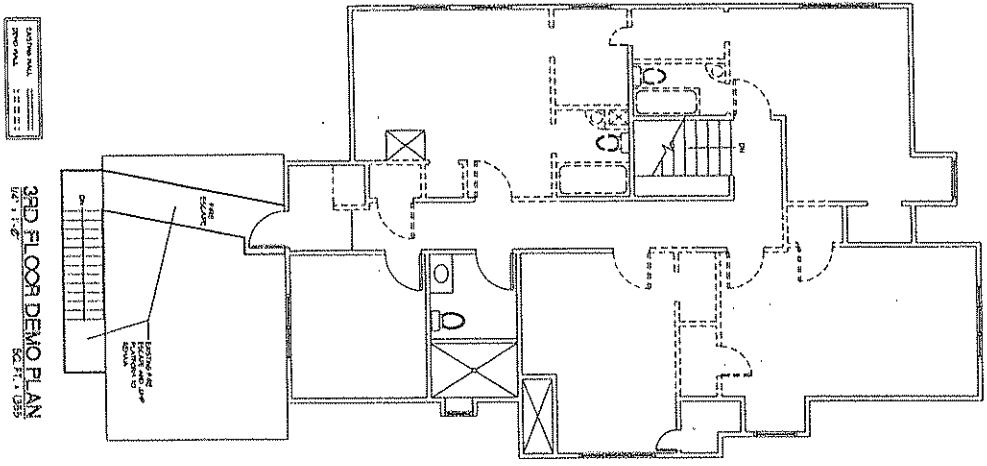
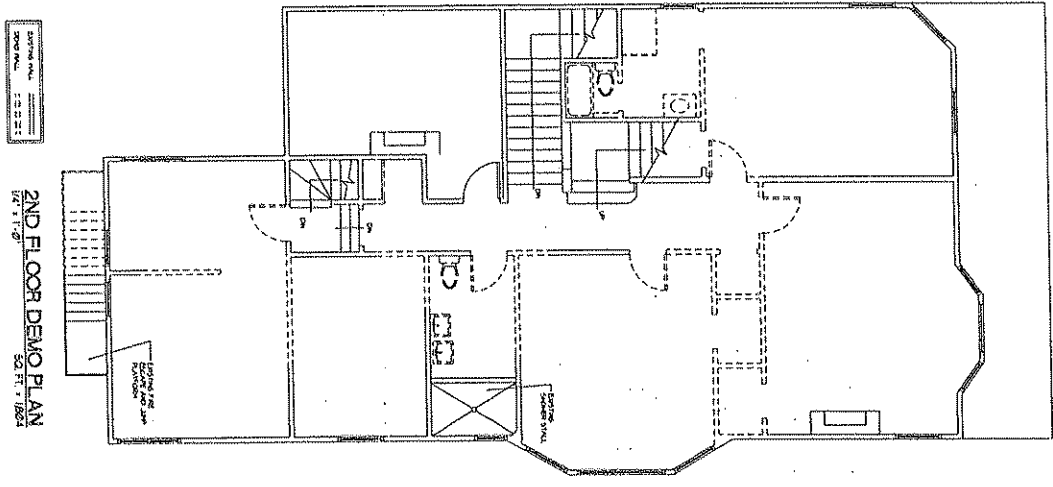
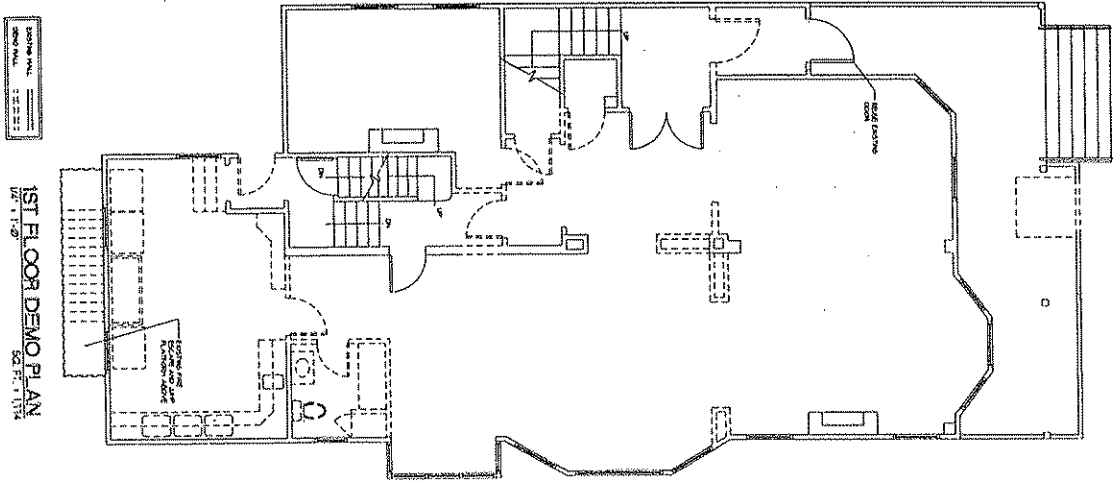
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 PROJECT: 200754  
 DATE: 5/21/08

**PROJECT**  
**THREE UNIT RENOVATION**  
 618 N. LAKE ST. MADISON, WI

**CLIENT**  
**MADISON PROPERTY MANAGEMENT**  
 1202 REGENT ST. MADISON, WI

**LAMBERT BROS. & ASSOC.**  
 ARCHITECTS  
 6401 EXETER DR. #200  
 MADISON, WI 53719  
 608-479-2055 (FAX)





DATE: 5-28-08  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: 200754  
 DRAWING: 2013-200754-03

**PROJECT:**  
**THREE UNIT RENOVATION**  
 615 N. LAKE ST. MADISON, WI

**CLIENT:**  
**MADISON PROPERTY MANAGEMENT**  
 1202 REGENT ST. MADISON, WI

**DAY SKIN & ASSOCIATES**  
 ARCHITECTS  
 1400 E. MICHIGAN ST. SUITE 200  
 MADISON, WI 53703  
 TEL: 608-263-2222 FAX: 608-263-2223





