



Location  
906 Williamson Street

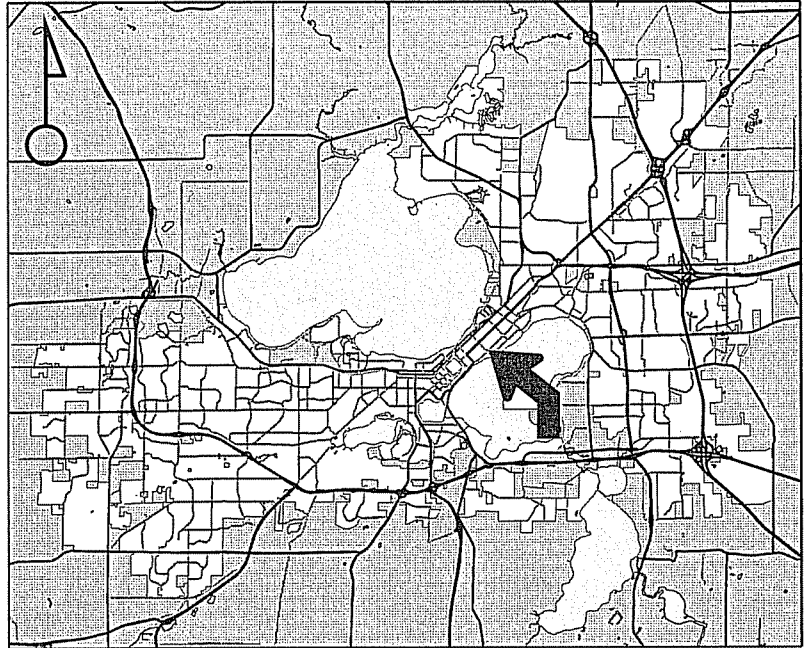
Project Name  
Kohn Conversion

Applicant  
Mike Kohn/  
Jim Glueck - Glueck Architects

Existing Use  
Commercial building

Proposed Use  
Convert commercial building into  
single-family residence in C2 zoning

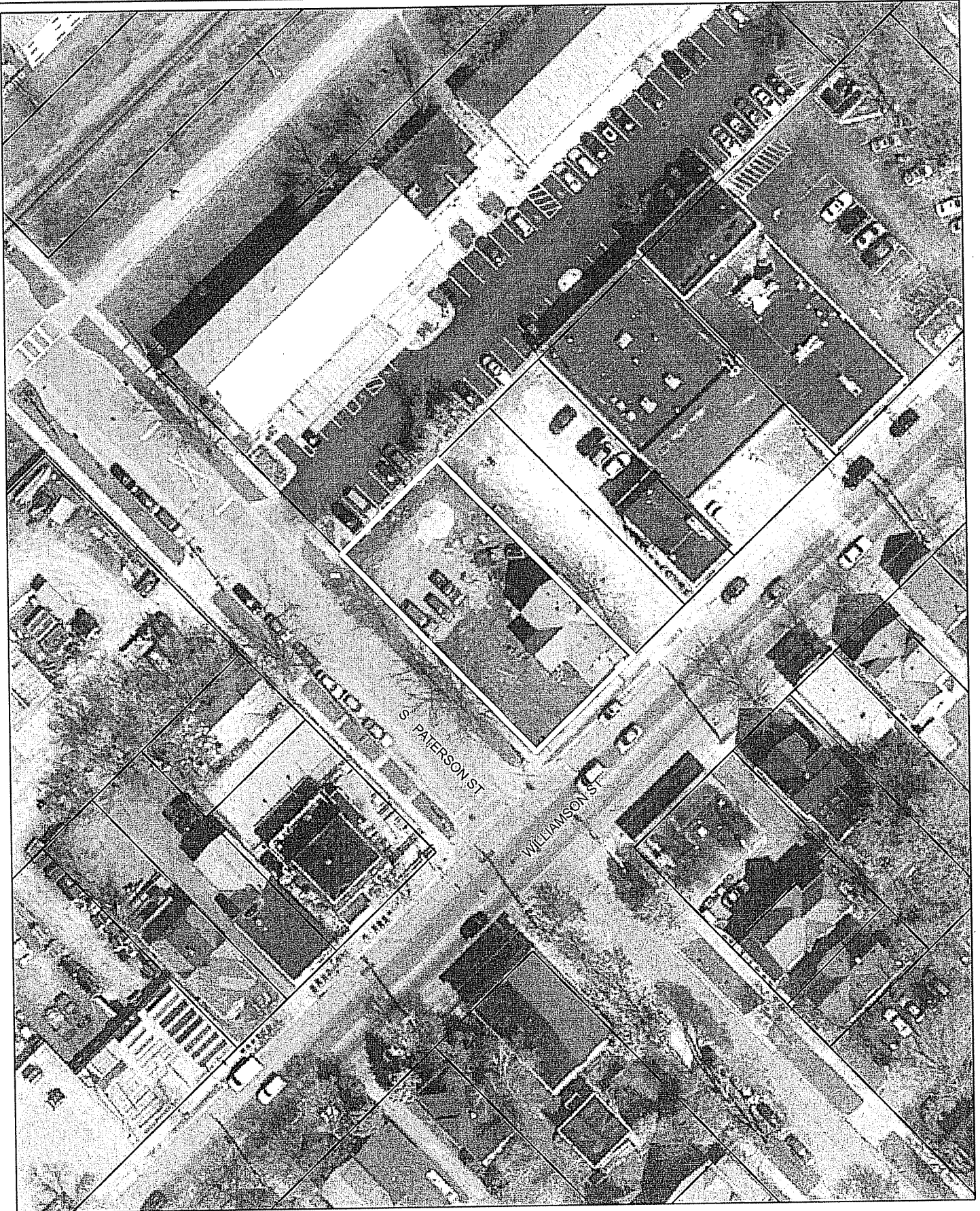
Public Hearing Date  
Plan Commission  
19 September 2011



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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$550<sup>00</sup></u> Receipt No. <u>122900</u>
Date Received	<u>7/21/11</u>
Received By	<u>JLK</u>
Parcel No.	<u>0709-134-0704-9</u>
Aldermanic District	<u>6 - Marsha Kummel</u>
GQ	<u>3rd Lake Hist Dist</u>
Zoning District	<u>C2 Hist TL</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<u>7/21/11</u>

1. Project Address: 906 WILLIAMSON STREET Project Area in Acres: \_\_\_\_\_  
Project Title (if any): NONE

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b>	
	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<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: MIKE KOHN Company: \_\_\_\_\_  
Street Address: 1014 WILLIAMSON City/State: MADISON, WI Zip: 53703  
Telephone: (608) 255-1239 Fax: ( ) Email: \_\_\_\_\_  
Project Contact Person: JIM GLUECK Company: GLUECK ARCHITECTS  
Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703  
Telephone: (608) 251-2551 Fax: (608) 251-2550 Email: glueckarch@sbcglobal.net  
Property Owner (if not applicant): SAME  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: WE WOULD LIKE TO CONVERT THE EXISTING HOUSE BACK TO RESIDENTIAL USE FROM EXISTING COMMERCIAL USE.  
Development Schedule: Commencement FALL 2011 Completion SPRING 2012

**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 550 See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

- N/A  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.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- N/A  **Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**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 MARQUETTE-SCHENK-ATWOOD NEIGH. Plan, which recommends: MIXED USE 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 & business associations in writing 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:

MARSHA RUMMEL < 6-20-11 MARQUETTE NEIGHBORHOOD ASSOC < 6-20-11

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 and Planning Division staff; note staff persons and date.

Planning Staff: KEVIN FIRCHON Date: 6/11 Zoning Staff: MATT TUCKER Date: 7-18-11 <sup>SEVERAL, INCL.</sup>

**Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name MIKE KOHN Date 7/20/11  
 Signature Mike Kohn Relation to Property Owner same

Authorizing Signature of Property Owner Mike Kohn Date 7/20/11

Wednesday, July 20, 2011

**Matt Tucker**  
**City of Madison Zoning Administrator**  
**Madison Municipal Building Suite LL-100**  
**215 Martin Luther King Jr. Blvd.**  
**P.O Box 2985**  
**Madison, Wisconsin 53701-2985**

Dear Matt:

Please find, included with this Letter of Intent, our Conditional Use application package for the City of Madison Plan Commission's approval. This application is for the property located at 906 Williamson Street, Madison, Wisconsin 53703. The property is located in the Marquette Neighborhood, which is within Madison Common Council District 6.

There is one building on this property. It is a two-story wood-framed structure, built originally for residential use. This site is currently zoned C-2, which permits residential use as a conditional use. The previous use was commercial, and we are requesting changing to residential use, with one total unit with five bedrooms.

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Marsha Rummel, who has expressed her support. We have also presented to the Marquette Neighborhood Association, and they are sending a letter of support, which will be forwarded to you.

There will be no alteration work needed to restore the dwelling unit. Site work will include restriping the parking lot.

The site for this project is 0.2 acres.

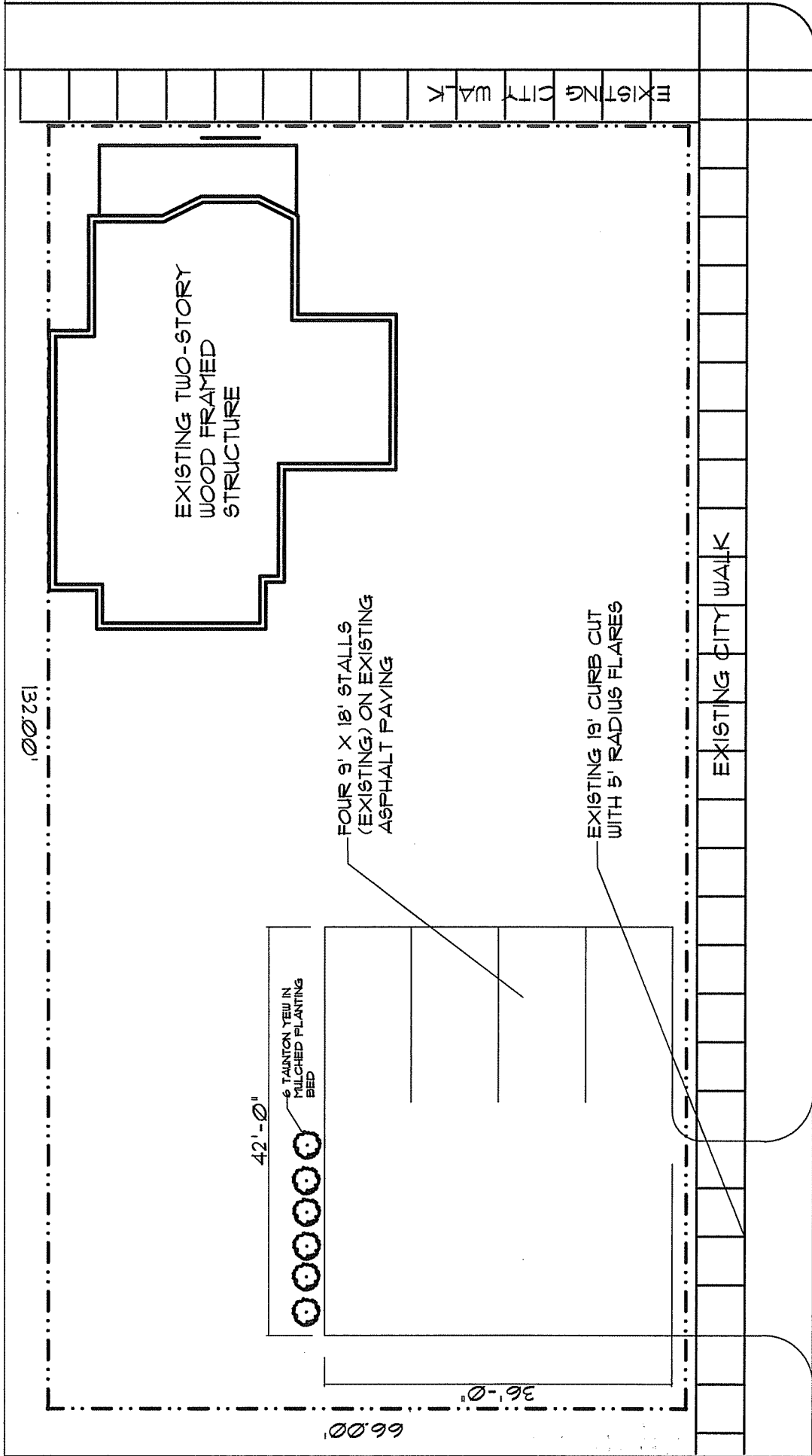
We are providing 4 parking spaces, accessed off of the existing curb cut.

We will use city services for trash and recycling removal.

The primary contact persons for zoning issues for this project are:

Mike Kohn  
c/o 1014 Williamson Street  
Madison, WI 53703  
(608) 255-1239  
email address [yellowlabone@gmail.com](mailto:yellowlabone@gmail.com)





132.00'

EXISTING TWO-STORY  
WOOD FRAMED  
STRUCTURE

FOUR 9' X 18' STALLS  
(EXISTING) ON EXISTING  
ASPHALT PAVING

EXISTING 19' CURB CUT  
WITH 5' RADIUS FLARES

42'-0"

6 TAUNTON YEWS IN  
MULCHED PLANTING  
BED

66.00'

EXISTING CITY WALK

EXISTING CITY WALK



SITE PLAN

SCALE 0 4 8 12 16 feet

PATERSON STREET

PARKING SPACE SUMMARY

CAR PARKING SURFACE SPACES	FOUR (4)
GARAGE SPACES	ZERO (0)
<b>PROVIDED: TWO (4) TOTAL</b>	<b>REQUIRED: TWO (2) TOTAL</b>

ZONING IS C2

LOT AREA PROVIDED 8112 SQUARE FEET (0.2 ACRES)
LOT AREA REQUIRED 2200 SQUARE FEET (1900 + 300 SF FOR EXTRA BEDROOM)

BUILDING SUMMARY

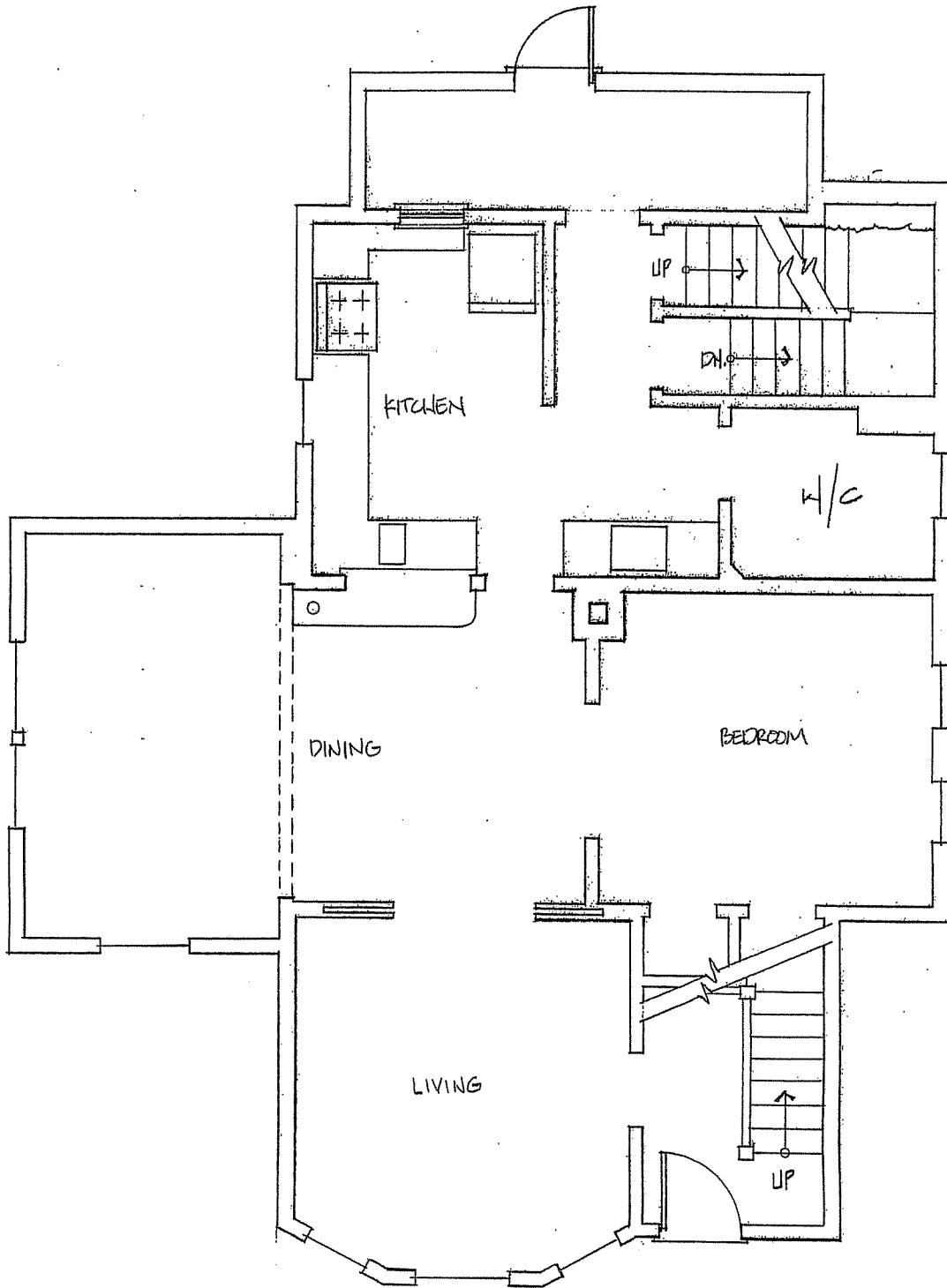
1 FIVE BEDROOM UNIT	2000 + 60 FT
1 DOUBLE OPEN BRACE	600 60 FT
<b>TOTAL PROVIDED</b>	<b>1460 X 5 BEDROOMS</b>
<b>TOTAL REQUIRED</b>	

CONDITIONAL USE PROPOSED  
SINGLE DWELLING UNIT

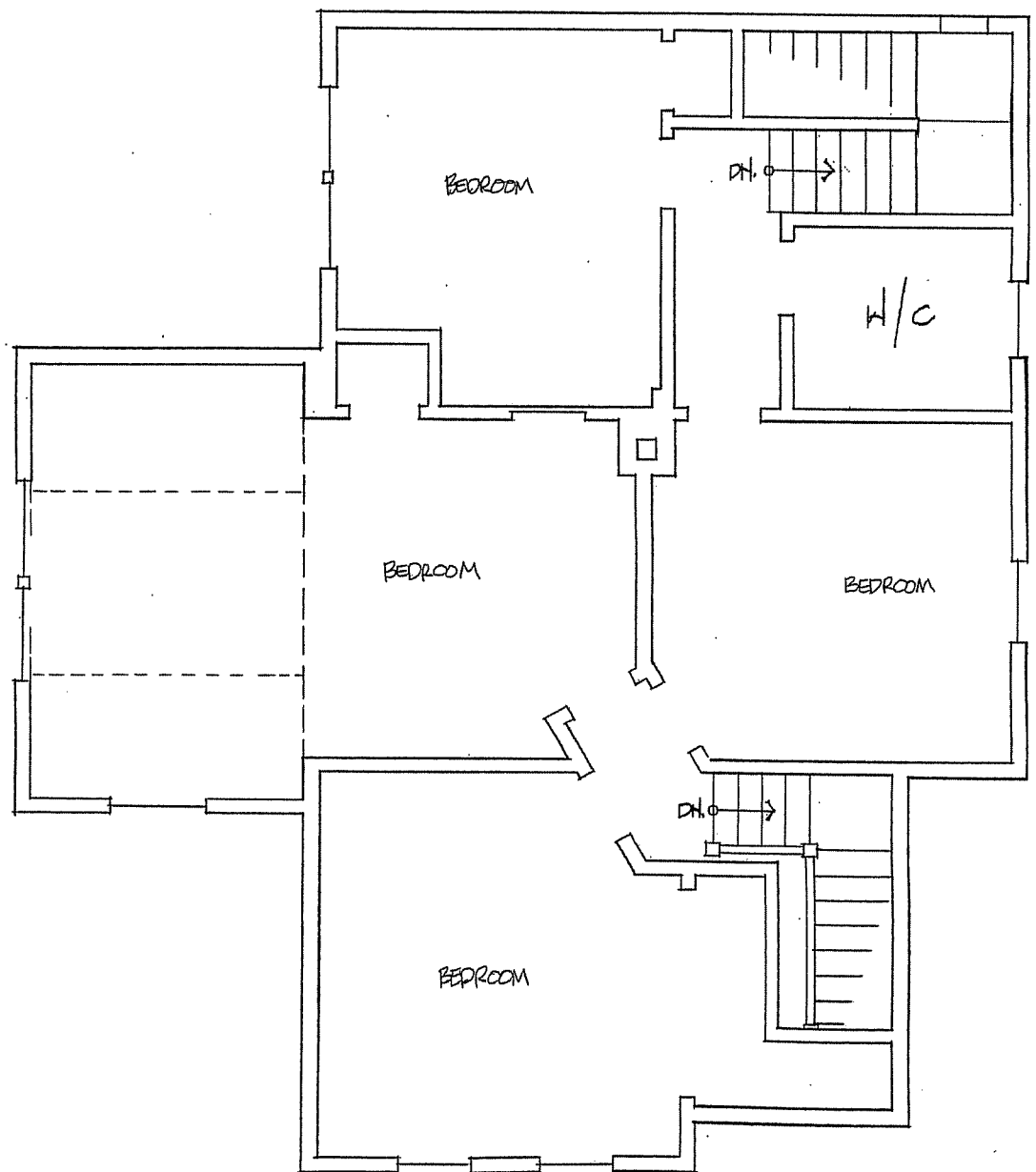
30% WILLIAMSON STREET  
MADISON, WISCONSIN

glueck architects  
116 North Few Street, Madison, WI 53703 (608)251-2851

2



FIRST FLOOR PLAN  
1/4" = 1'-0"



SECOND FLOOR PLAN  
1/4" = 1'-0"