



# City of Madison

## Proposed Conditional Use

Location  
223 West Gilman Street

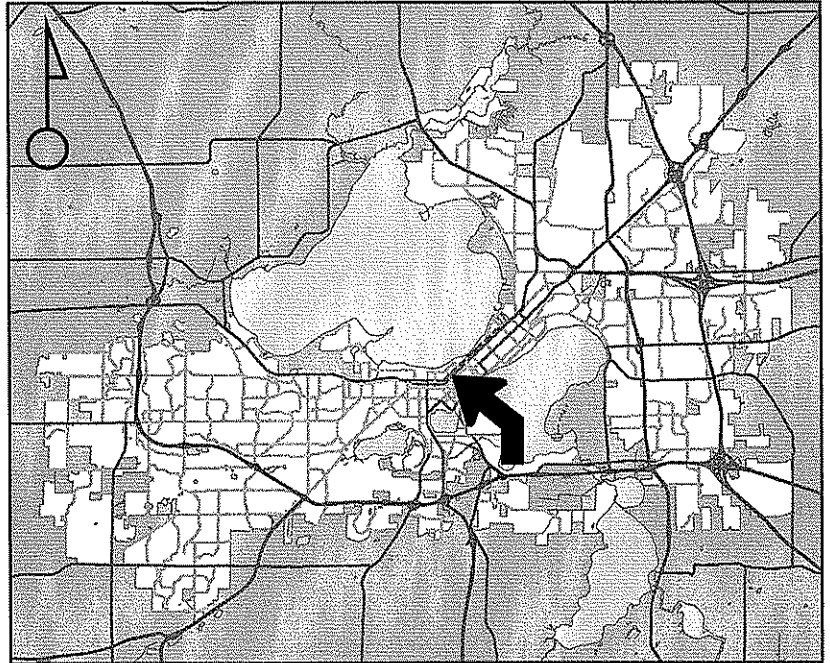
Project Name  
Chabad Lubavitch

Applicant  
Rabbi Mendel Matusof - Chabad Lubavitch/  
Knute Villand, AIA - Transcend Architects & Engineers

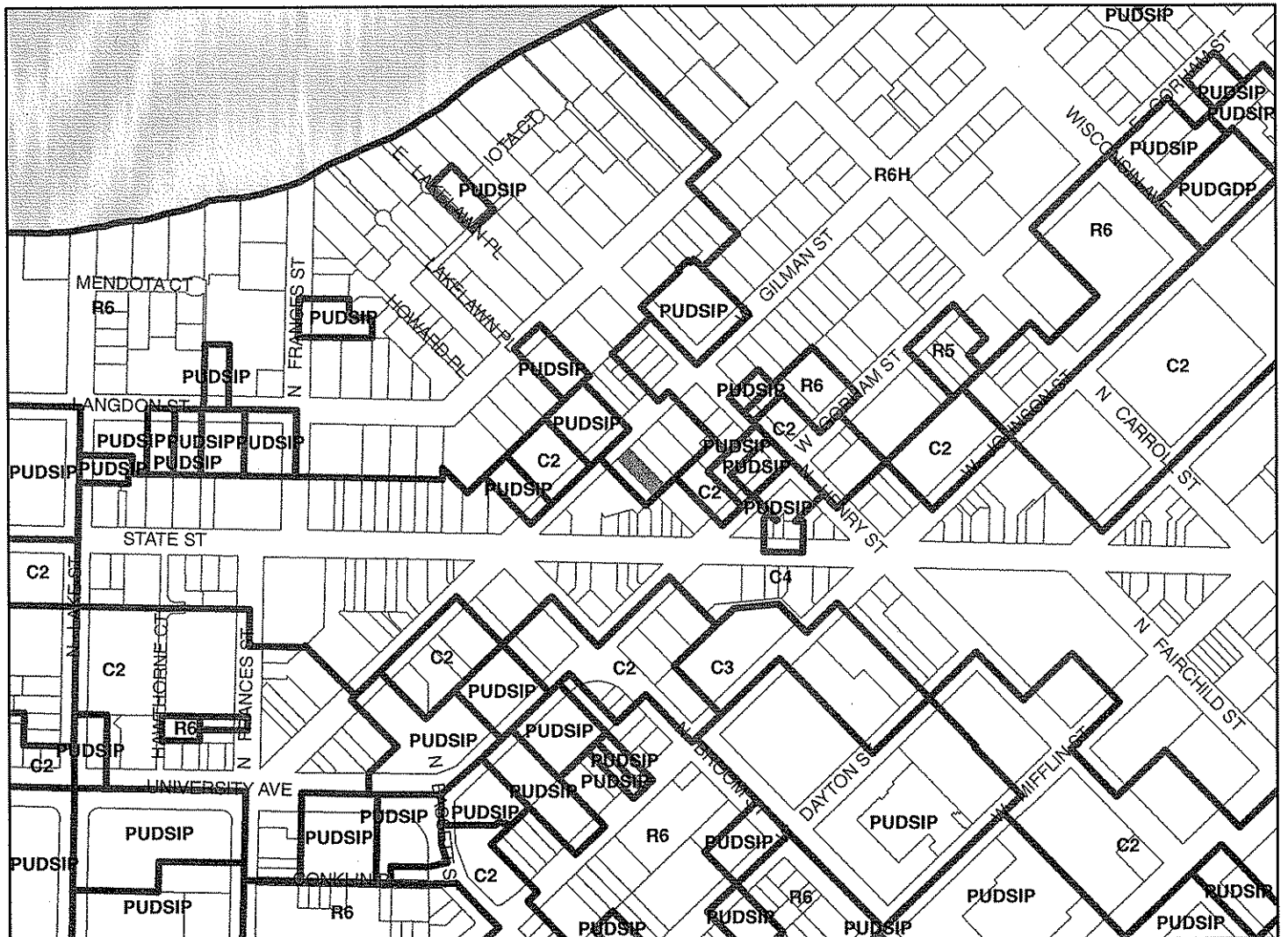
Existing Use  
Lodging House

Proposed Use  
Convert Lodging House into  
Synagogue with Accessory Apartment

Public Hearing Date  
Plan Commission  
03 November 2008



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 October 2008

# 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](http://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 550 Receipt No. 94725  
Date Received 9/17/09  
Received By APF  
Parcel No. 0709-144-2104-8  
Aldermanic District 4  
GQ NRHP  
Zoning District ~~DD24~~ DD24 R6  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP  Legal Descript.   
Plan Sets  Zoning Text   
Alder Notification  Waiver   
Ngrbrhd. Assn Not.  Waiver   
Date Sign Issued \_\_\_\_\_

**1. Project Address:** 223 West Gilman **Project Area in Acres:** .120 Acres

**Project Title (if any):** Chabad Lubavitch

**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: Rabbi Mendel Matusof Company: Chabad Lubavitch, Inc.  
Street Address: 223 West Gilman St #1 City/State: Madison, WI Zip: 53703  
Telephone: (608) 257-1757 Fax: ( ) Email: RabbiMendel@ChabadUW.com

Project Contact Person: Knuite Villand, AIA Company: Transcend Architects & Engineers, Inc.  
Street Address: 395 East Main Street City/State: Sun Prairie, WI Zip: 53590  
Telephone: (608) 825-2222 Fax: (608) 825-2220 Email: kvilland@transcend-arch.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: Convert Existing Student Housing to a Jewish Synagogue; using the upper level as living space for the Rabbi and his family. And add a small addition onto the rear of the building.

Development Schedule: Commencement 1-2009 Completion 9-2009

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:** \$ 550.00 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 (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.

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](mailto: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* 4th District, Old Marketplace; State St District *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:*  
District 4, Mike Verveer, Met 6-19-08 (Letter Attached); Ledell Zeller, Neighborhood Assoc.; met 9-3-08.

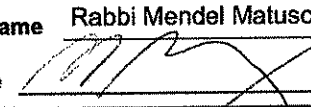
*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

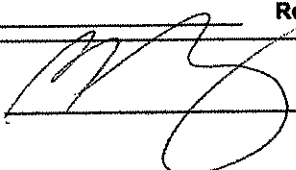
**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

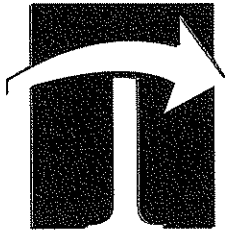
Planner \_\_\_\_\_ Date 4-4-2008 | Zoning Staff \_\_\_\_\_ Date 4-4-2008

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

Printed Name Rabbi Mendel Matusof Date 9-15-2008

Signature  Relation to Property Owner Owner

Authorizing Signature of Property Owner  Date 9/15/08



# Transcend

ARCHITECTS & ENGINEERS

September 15, 2008

City of Madison Plan Commission  
215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985  
Madison, WI 53701-2985

Re: 223 West Gilman St

Submitted for your review is a Conditional Use Application to allow Chabad @UW Madison to use the property for a Jewish Synagogue.

The property is currently owned by Chabad @ UW Madison and is using the main level for services and to house the Rabbi and his family. The upper level is currently rented to students.

Chabad @UW Madison would like to use the main level for services. There is a small addition planned to accommodate a new kitchen and preparation spaces.

The upper level would be used as living space for the Rabbi and his family.

There will be two on-site parking stalls in the rear yard of the property, meant for the Rabbi's use. People attending service are not allowed to drive, so no parking is provided for that purpose.

No changes to the existing exterior is anticipated, except there will be a barrier-free access ramp to allow access from the public way to the building, which will be built alongside the building and have minimum impact on the structure. The rear of the building will have the addition built onto it.

395 E. Main Street  
Sun Prairie, WI 53590  
608.825.2222  
1.877.688.3061 8  
608.825.2220 [Fax]  
www.transcend-arch.com

The new addition will use brick exterior and other materials that will match or compliment the existing construction.

The anticipated construction schedule is to begin in late January of 2009; completion is anticipated for Late Summer, early Fall, 2009.

The Owner/Developer of the property is:

Rabbi Mendel Matusof  
Chabad @ UW Madison  
223 West Gilman #1  
Madison, WI 53703  
(608) 257-1757 voice  
RabbiMendel@ChabadUW.com

The Architect for the project is:

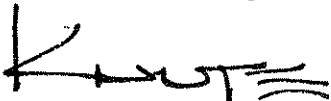
Knute Villand, AIA  
Transcend Architects & Engineers, Inc.  
395 East Main Street  
Sun Prairie, WI 53590  
(608) 825-2222 voice; (608) 825-2220 fax  
kvilland@transcend-arch.com

The Contractor for the project is:

Dennis Bauer

Bauer-Raether Builders, Inc.  
4801 Tradewinds Parkway, Suite 200  
Madison, WI 53718  
(608) 222-8941 voice  
(608) 222-0862 fax  
dbauer@chorus.net

With kindest regards,

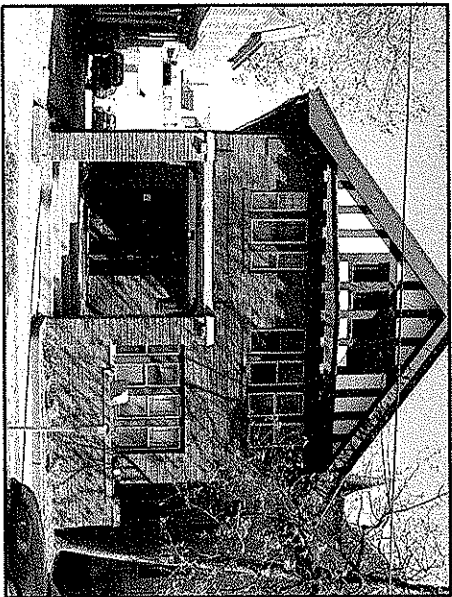


Knute W. Villand, AIA

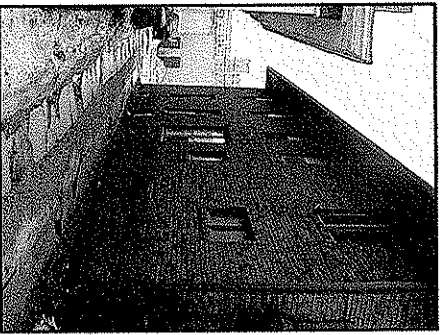


Site Map

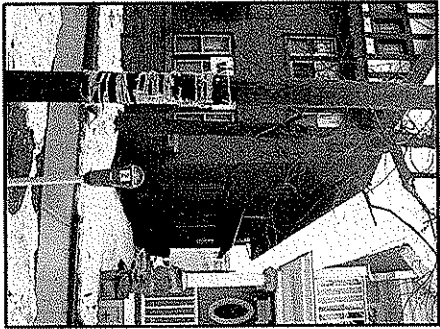
Building Alterations For:  
 Chabad Lubavitch, Inc.  
 223 West Gilman Street  
 Madison, WI



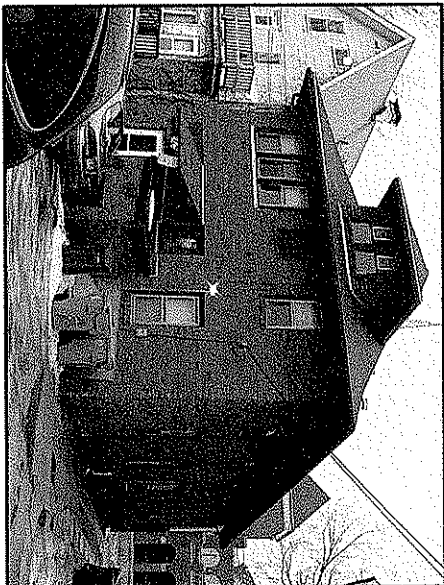
View From West Gilman



View Down East Side



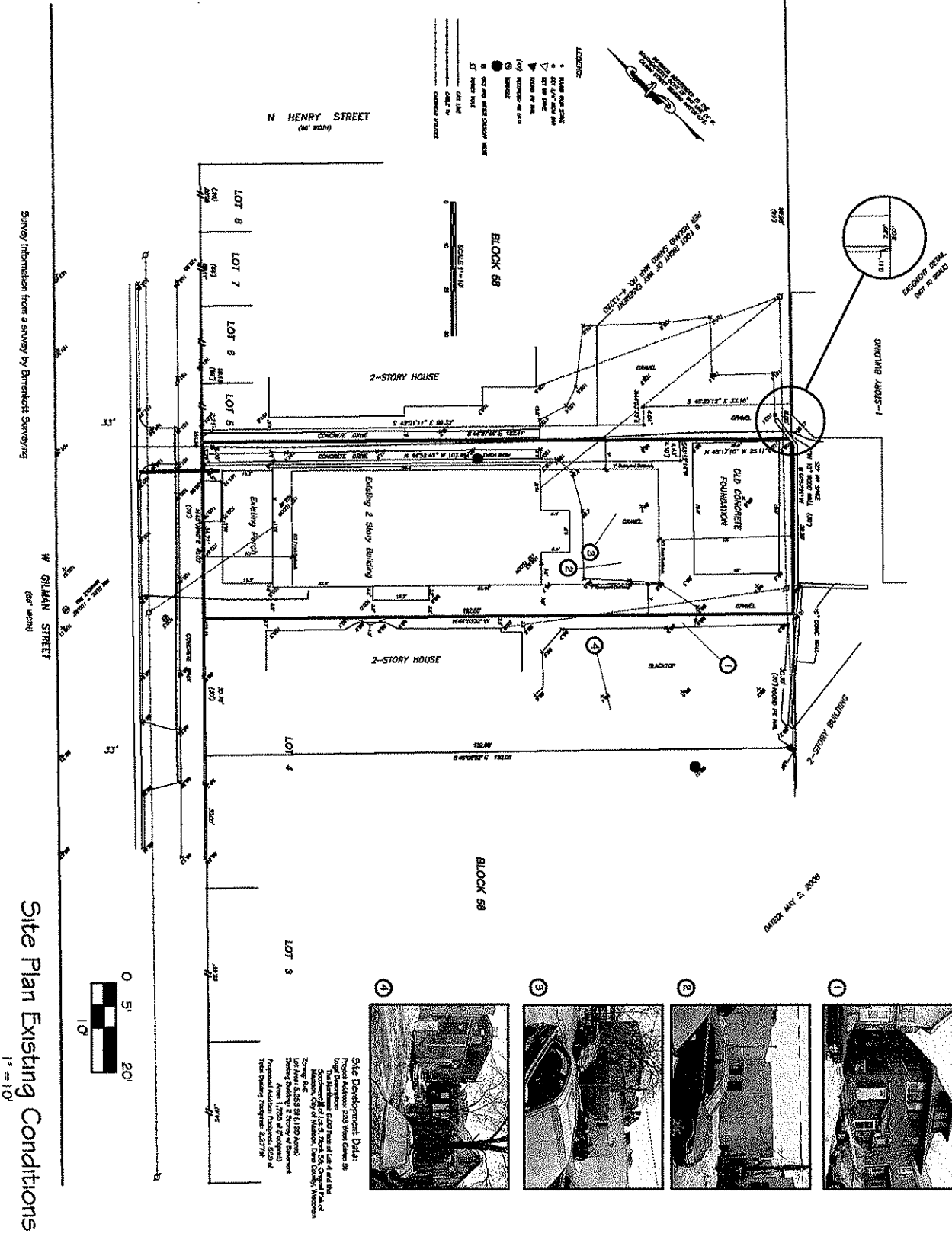
View Down West Side



View From Rear of Property

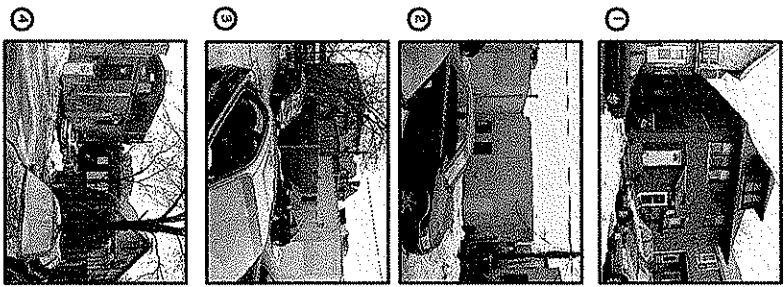
- Index to Drawings:
- 2.0 Title Sheet
  - 2.1 Site Plan-Existing Conditions
  - 2.2 Site Plan-Proposed construction
  - 2.3 Landscaping Plan
  - 2.4 Existing Floor Plans
  - 6.1 Proposed Concept Floor Plans
  - 8.1 Exterior Elevations
  - 8.2 Exterior Elevations

			Alteration Plans For: Chabad Lubavitch, Inc. 223 West Gilman Street Madison, WI
Scale as Noted REVISIONS: 	Title Sheet 	2.0 	



Survey information from a survey by Brinkhoff Surveying

Site Plan Existing Conditions  
1" = 10'



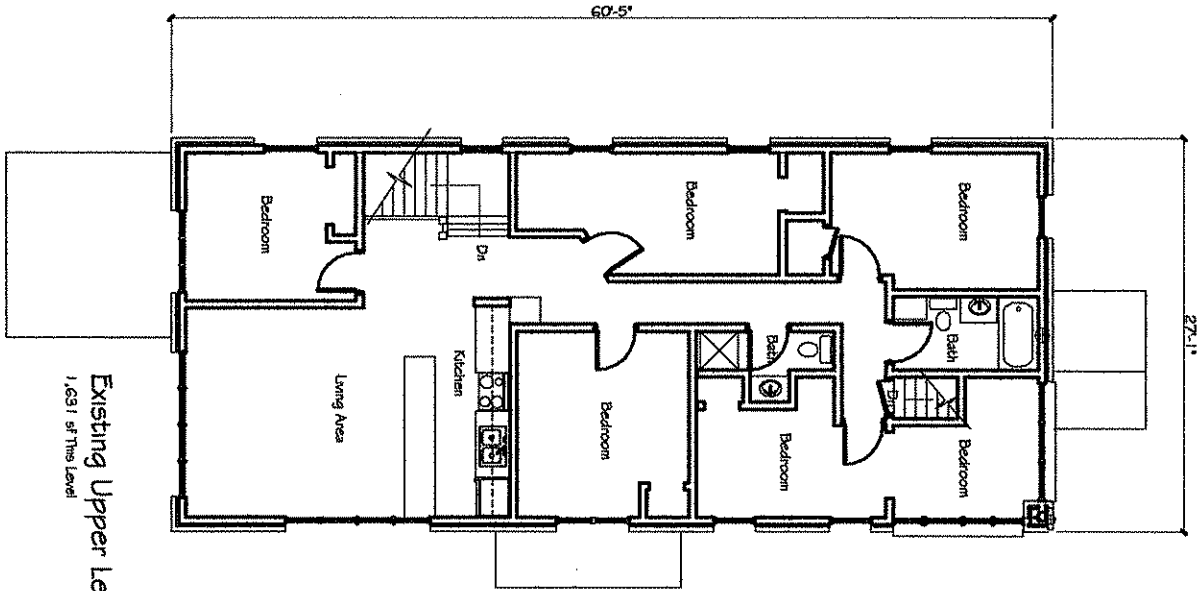
Site Development Data:  
 The following LOT 7 and LOT 8 are the  
 subject of a Survey of Subdivided  
 Lots, City of Madison, Dane County, Wisconsin.  
 Zoning: R-2 (Residential Medium Density)  
 Projected: 1/1/2024 at 11:00 AM  
 Prepared by: [Name]  
 Title: [Title]

		<p>Alteration Plans For:  <b>Chabad Lubavitch, Inc.</b>          223 West Gilman Street          Madison, WI</p>
<p>Site Plan          Existing          Conditions</p>	<p>REVISIONS:</p>	<p>2.1</p>

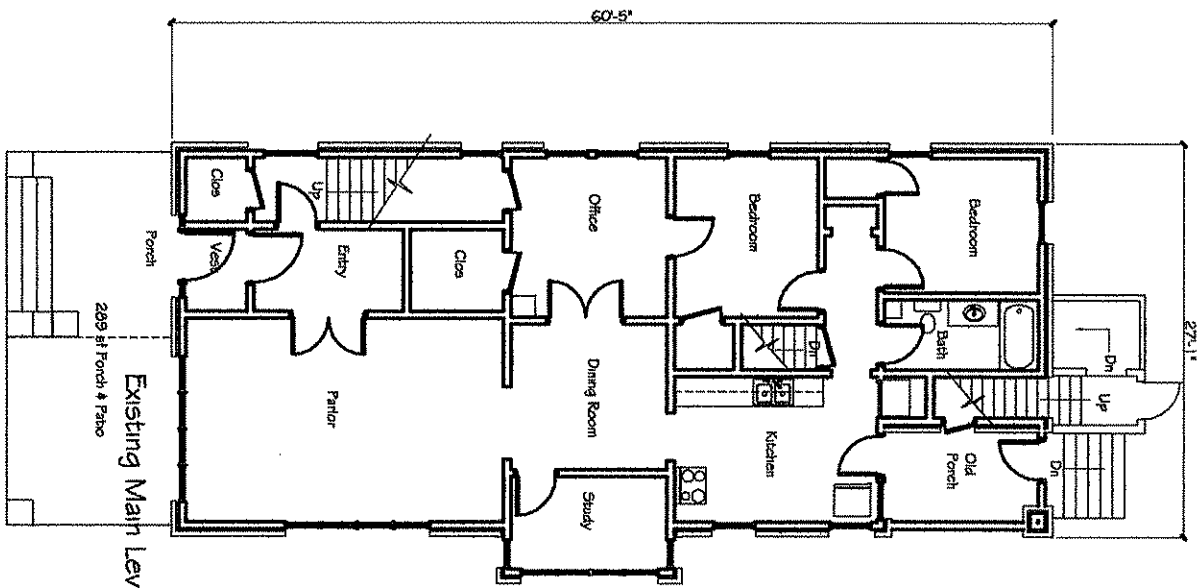








Existing Upper Level Floor Plan  
1,631 sq ft This Level



Existing Main Level Floor Plan  
1,738 sq ft This Level  
Existing Floor Plans  
1/4" = 1'-0"

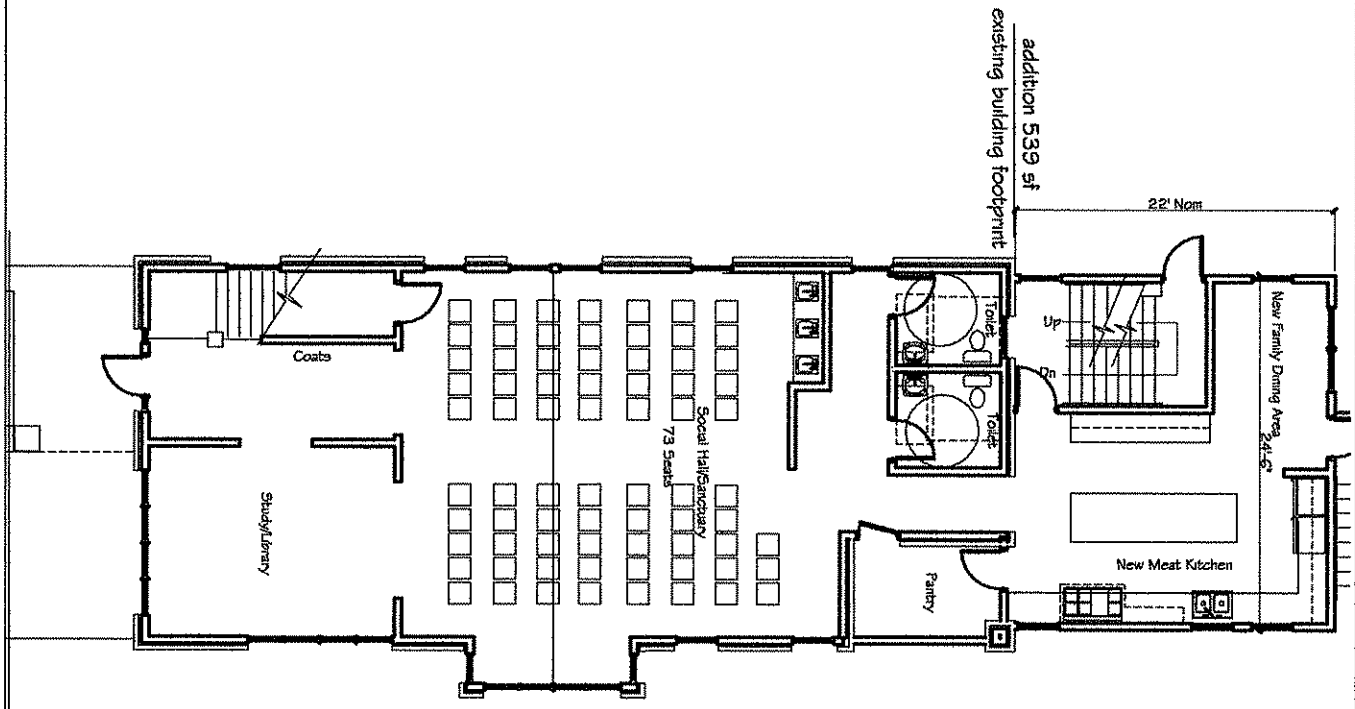
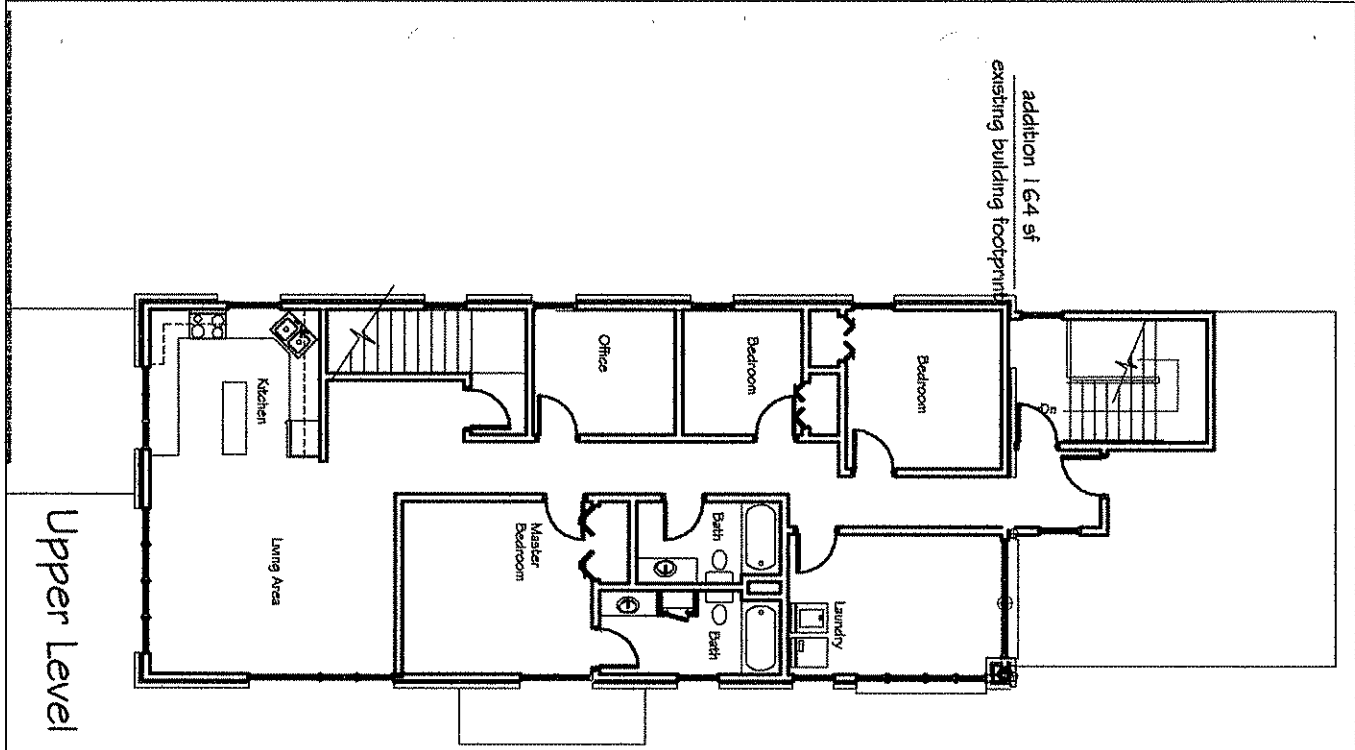
Alteration Plans For:  
Chabad Lubavitch, Inc.  
223 West Gilman Street  
Madison, WI



Existing Floor Plans  
1/4" = 1'-0"

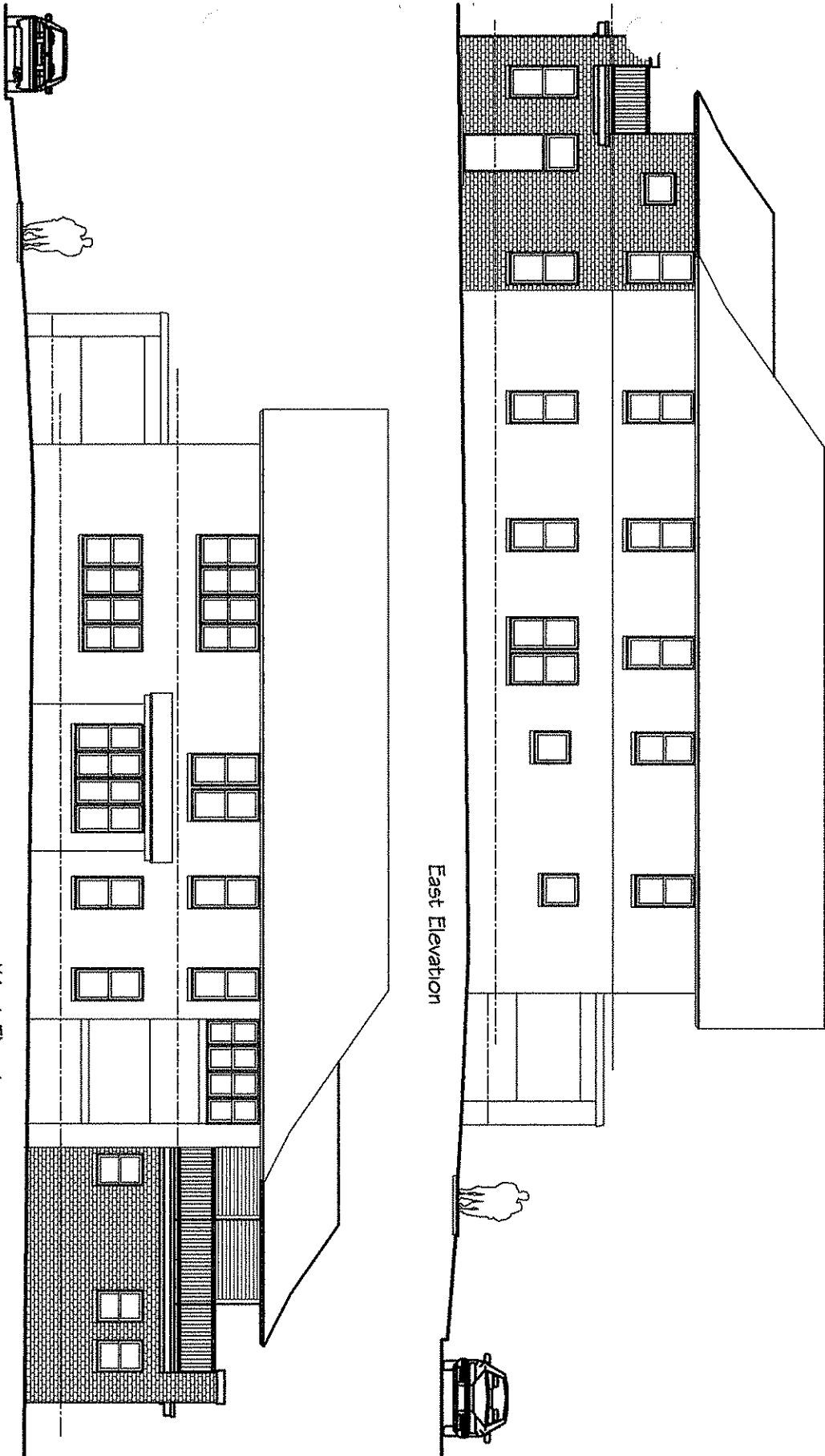
NOV 2007	NOV 2007
NOV 2007	NOV 2007

2.4



<p>6.1</p>	<p>REVISIONS:</p>	<p>1/4" = 1'-0"</p>	<p>Concept Floor Plans</p>			<p>Alteration Plans For: Chabad Lubavitch, Inc. 223 West Gilman Street Madison, WI</p>
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8



East Elevation

West Elevation

Concept Elevations  
1/4" = 1'-0"

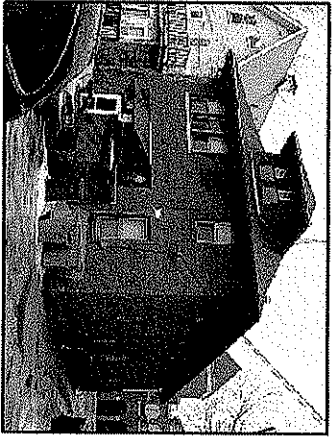
Alteration Plans For:  
Chabad Lubavitch, Inc.  
223 West Gilman Street  
Madison, WI



Concept Elevations  
1/4" = 1'-0"

REVISIONS:  
NOV 11 2007-8

8.1



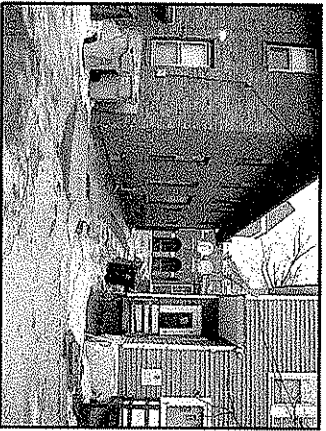
South Side From the East



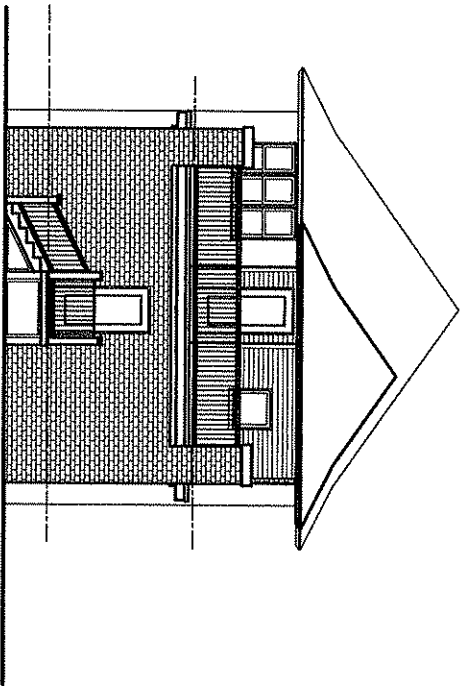
South Side From the West



Looking down West Side



Looking Down East Side



South Elevation

Concept Elevations

1/4" = 1'-0"

8.2	REVISIONS: DATE: 12/20/13 12:07:53 SCALE: 1/4" = 1'-0"	Concept Elevations 1/4" = 1'-0"				Alteration Plans For: Chabad Lubavitch, Inc. 223 West Gilman Street Madison, WI
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