



Location
 609 East Gorham Street

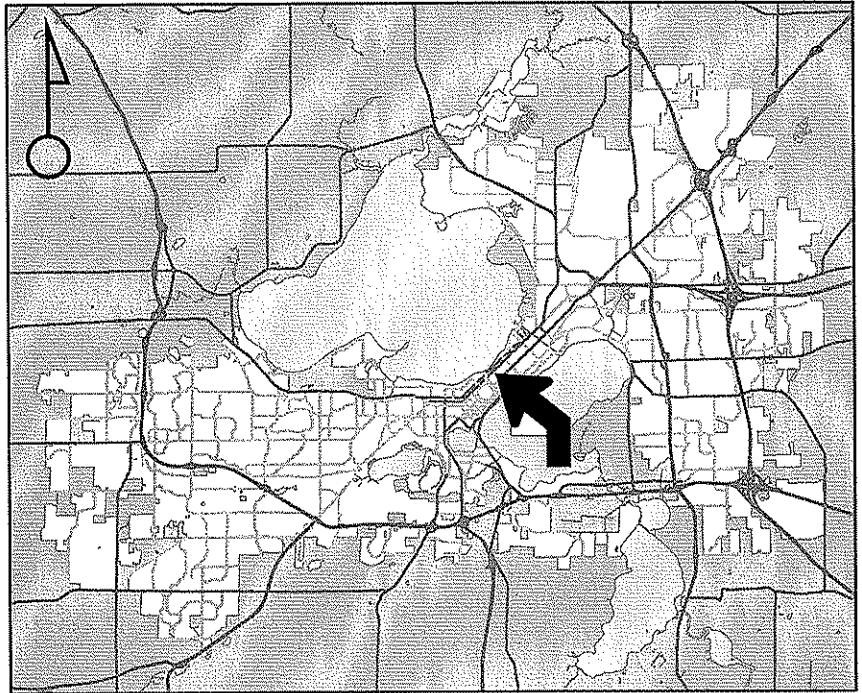
Project Name
 Renaissance Property Group Remodel

Applicant
 Michael Matty –
 Renaissance Property Group

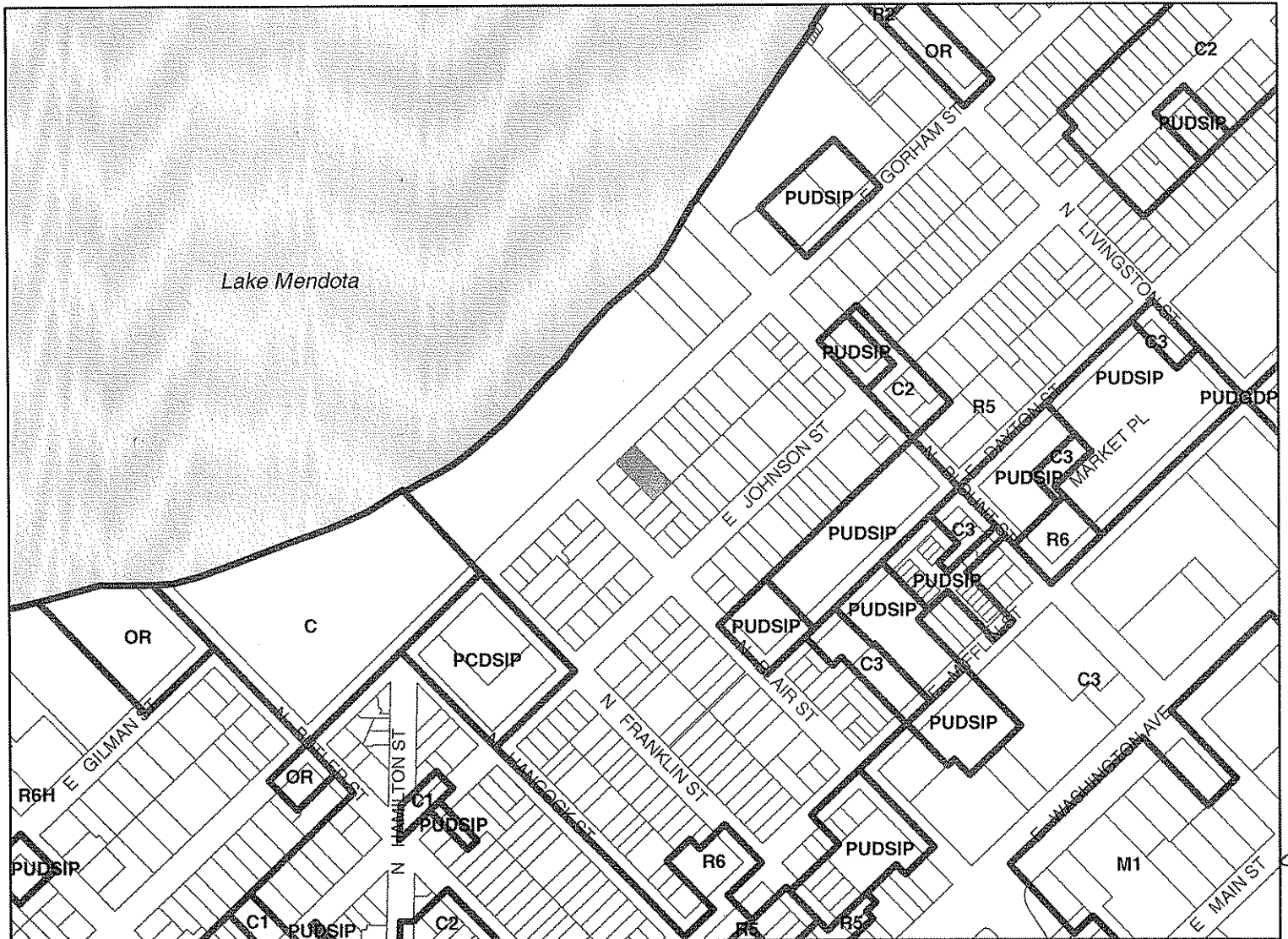
Existing Use
 Rooming House

Proposed Use
 Convert Former Rooming House
 Into 6-Unit Apartment Building

Public Hearing Date
 Plan Commission
 07 April 2008



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 March 2008



9



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.

JR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> - Receipt No. <u>89218</u>
Date Received	<u>3/4/08</u>
Received By	<u>PDA</u>
Parcel No.	<u>0709-133-111-7</u>
Aldermanic District	<u>2 - BRENDA KOWAL</u>
GQ	<u>Nat'l REGISTER OF HIST PLACES</u>
Zoning District	<u>RS</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <u>3/3/08</u>
Ngbrhd. Assn Not.	<input type="checkbox"/> Waiver
Date Sign Issued	<u>03/04/08</u>

1. Project Address: 609 E. Gorham Project Area in Acres: .20
Project Title (if any): Remodel to Unit Apartment

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: MICHAEL MATTY Company: RENAISSANCE Property Group
Street Address: 1 Sherman Ter #102 City/State: MADISON Zip: WI 53704
Telephone: (608) 301-0000 Fax: (608) 301-0001 Email: mmatty@renpropgroup.com
Project Contact Person: MICHAEL MATTY Company: RPG
Street Address: 1 Sherman Ter #102 City/State: MADISON Zip: 53704
Telephone: (608) 301-0000 Fax: (608) 301-0001 Email: _____
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: Remodel roomy house to 6 UNIT APARTMENT

Development Schedule: Commencement _____ Completion _____

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:** \$ _____ 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: Tennet Laklan 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:
Breuna Koebel waived 30 day notice 2/3/08

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 Tom Parks Date _____ | Zoning Staff MATTHEW TUCK Date _____

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

Printed Name Michael H.B. Matty Date 2.04.08

Signature [Signature] Relation to Property Owner owner

Authorizing Signature of Property Owner _____ Date _____



RENAISSANCE

PROPERTY GROUP, LLC

1 Sherman Terrace, Suite 102, Madison, WI 53704 608.301.0000 Fax 608.301.0001

March 4, 2008

Madison Plan Commission
Room LL-100
215 Martin Luther King, Jr. Blvd
Madison WI 53701-2985

RE: Letter of Intent
Conditional Use Permit -609 E. Gorham

Dear Commission Members:

The following is submitted together with the plans and application.

The existing building is a 17-room rooming house. It has suffered years of neglect and cobbled construction by the previous owner of many years. Renaissance Property Group, llc purchased the property in July of 2007. It has been empty since October of 2007.

We wish to remodel said building into a 6 unit apartment building. (1) studio apartment, (2) 1 bedrooms with den, (1) 1 bedroom loft apartment. (2) one bedroom units. Within the six units, we will create (2) class 'B' accessible units. All remodelling work will be done within the existing envelope of the building. Bed count will be reduced from 17 to 6. (7) parking stalls including a van accessible stall, bike parking and moped parking will be furnished on site.

The scope of the work will include a complete remodel. New underground electrical service, all new interior wiring, new plumbing and fixtures, new energy efficient boiler with a reclaim unit for the building's hot water service, all new energy star double hung windows, energy star appliances. New roof, paint and tuct pointing. The once grand front porch will be returned to its original beauty and use.

It is anticipated the work will be completed by May 1, 2008.

The architect for the project is Melissa Destree. The owner is Renaissance Property Group, llc. We are also acting as our own general contractor for the project.

Please feel free to contact me at the above telephone number if you require any further information.

Very truly yours,

Michael HB Matty
Managing Member

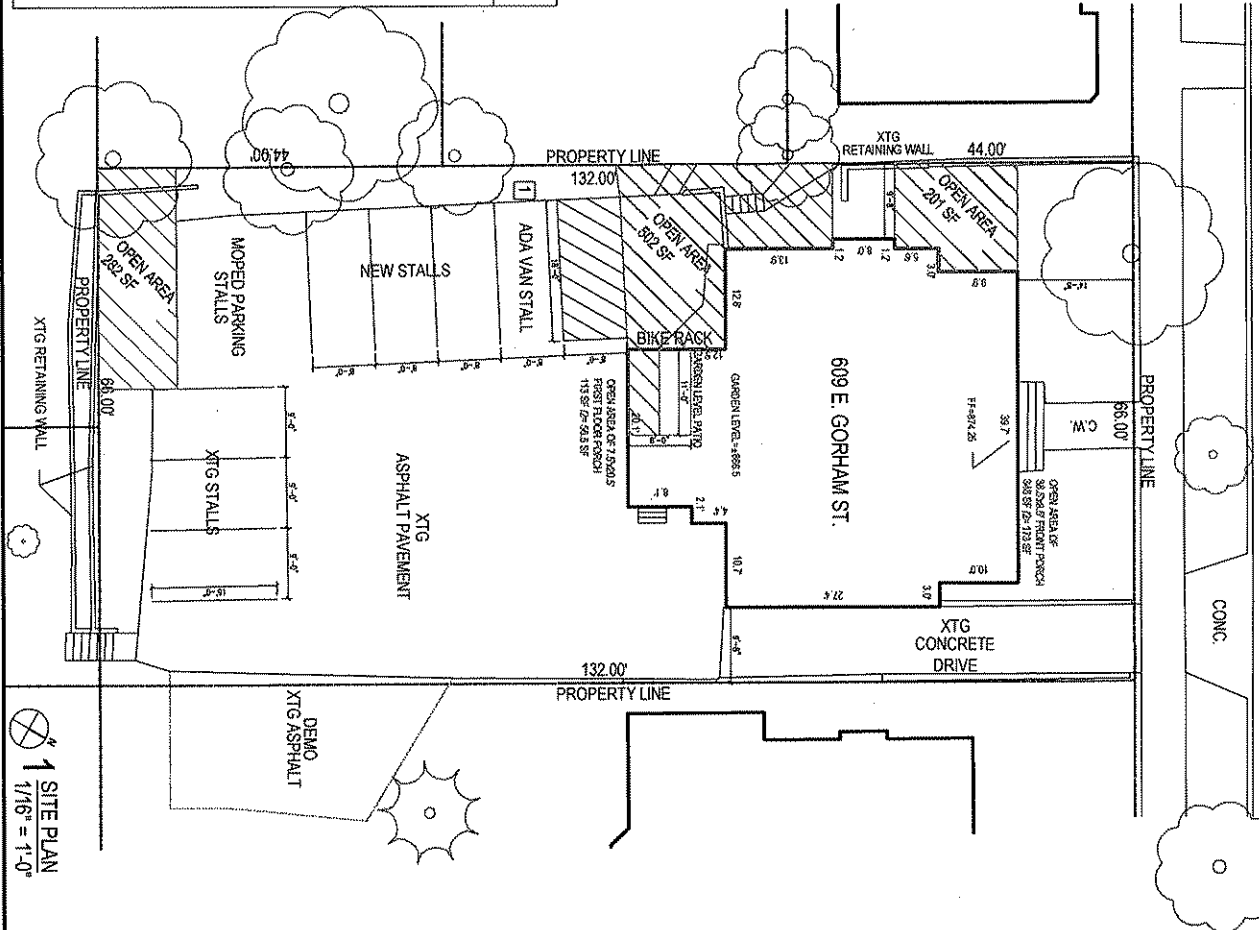
GENERAL NOTES

- 6 UNIT APARTMENT
- (5) ONE BEDROOM UNITS
- (1) STUDIO UNIT
- REQUIRED LOT AREA = 700SF + (1,000SF x 6) = 5,700SF
- ACTUAL LOT AREA = 8,713SF
- REQUIRED OPEN AREA = (160SF x 6) = 960SF
- ACTUAL OPEN AREA = 1,214 SF
- REQUIRED PARKING STALLS = .75 * (1.25 x 6) = 7 STALLS
- REQUIRED BIKE PARKING = 6 STALLS

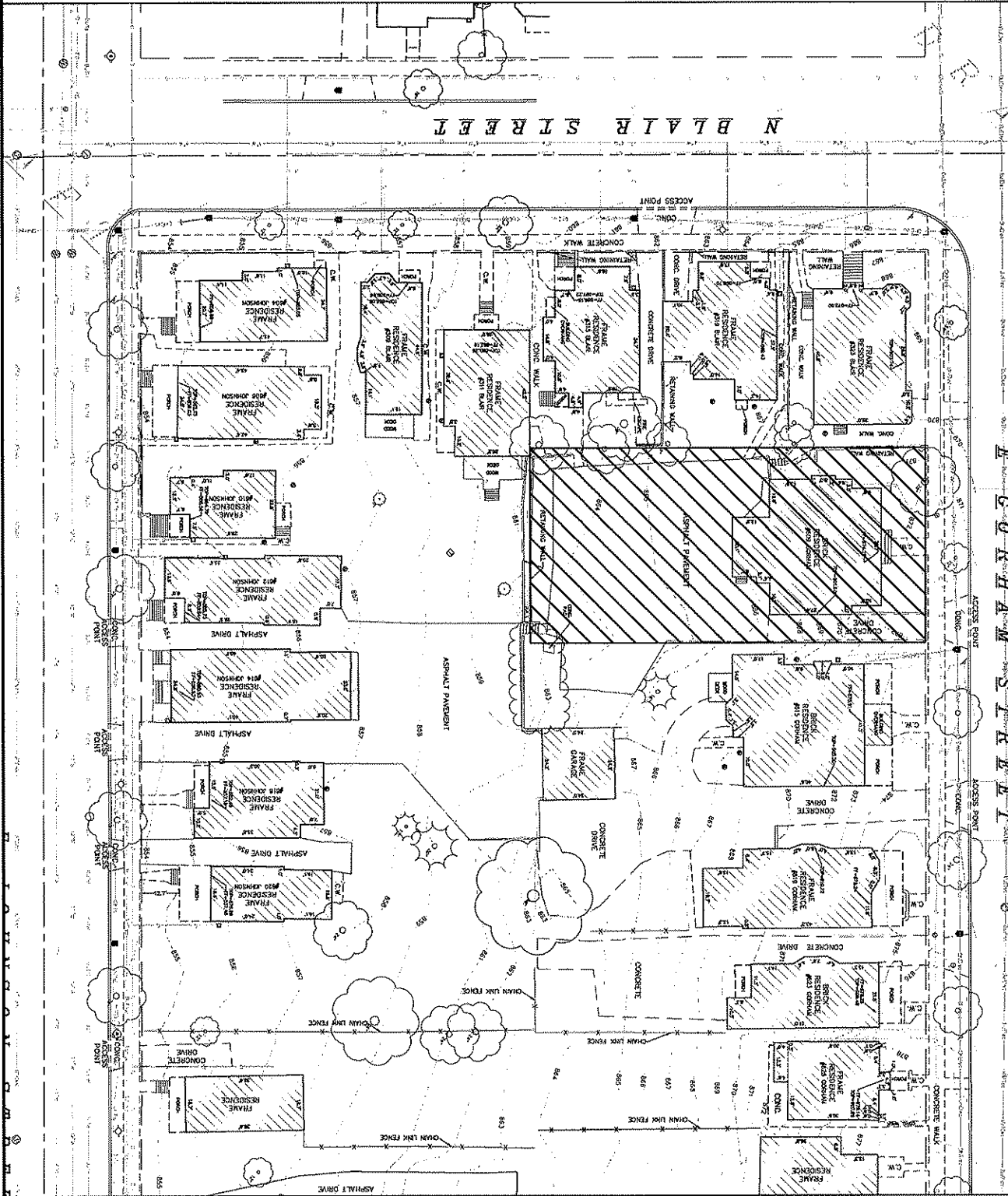
KEYNOTES

- 1 ADA VAN ACCESSIBLE PARKING STALL SIGNAGE

PARKING LOT PLAN SITE INFORMATION	
SITE ADDRESS: 609 E. GORHAM ST.	
SITE SIZE (TOTAL): 8,712 SF	
NUMBER OF BUILDING STORIES (ABOVE GRADE): 2	
TOTAL SQUARE FOOTAGE OF BUILDING: 5,148 SF	
USE OF PROPERTY: R-2 (APARTMENT)	
NUMBER OF BICYCLE STALLS SHOWN: 10+	
NUMBER OF PARKING STALLS:	SHOWN
SMALL CAR	3
LARGE CAR	3
ACCESSIBLE	1
TOTAL	7



	609 E. GORHAM INTERIOR REMODEL 609 E. GORHAM MADISON, WI	222 West Washington Ave, Suite 310 Madison, WI 53703 ph: 608.268.1499 fax: 608.268.1498 www.destreedesignarchitects.com
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	PROJECT: _____ NUMBER: _____ DATE: 2/28/18 REV: _____	
	SHEET: _____	



N BLAIR STREET

E. GORHAM STREET

1/32" = 1'-0"
CONTEXT MAP

CO.1

PROJECT:	609 E. GORHAM INTERIOR REMODEL
NUMBER:	088.00
DATE:	2/2008
REV:	
SHEET:	

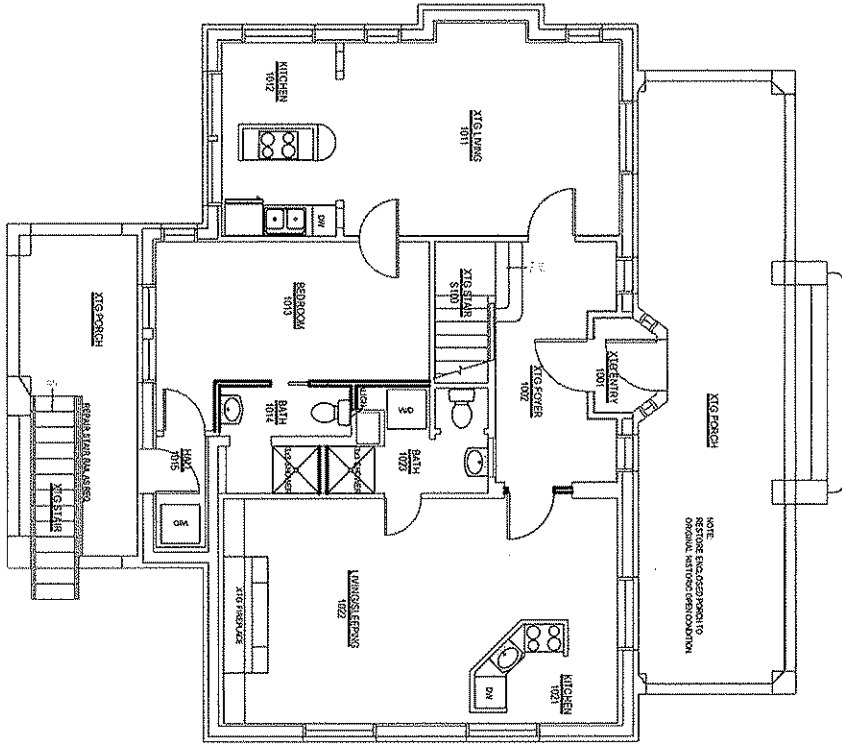
609 E. GORHAM INTERIOR REMODEL
609 E. GORHAM
MADISON, WI

222 West Washington Ave. Suite 310 Madison, WI 53703
ph: 608.268.1499 fax: 608.268.1499
www.destreearchitects.com

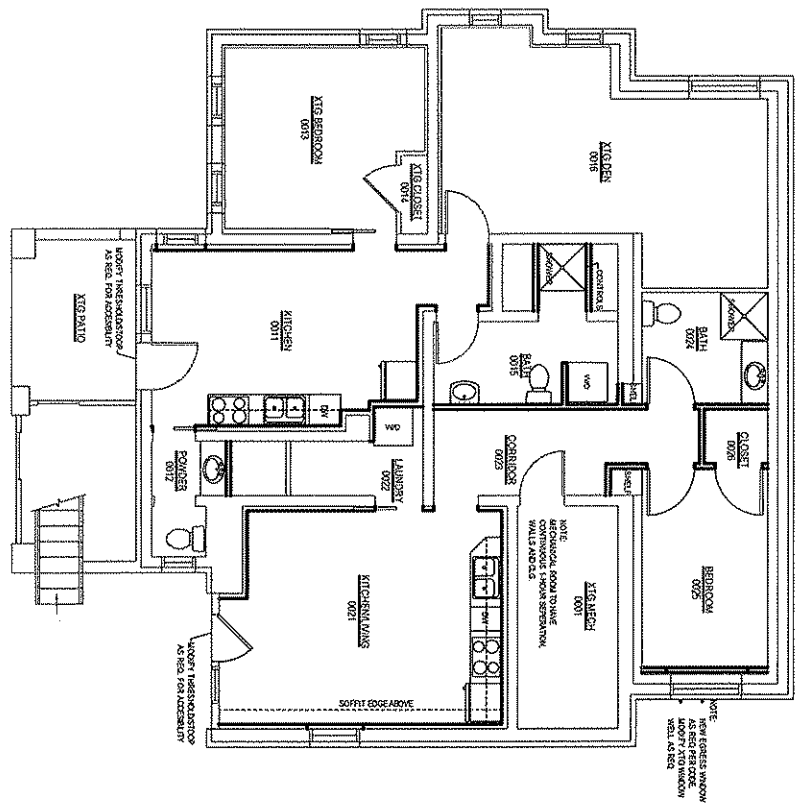
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2 FIRST FLOOR PLAN
1/8" = 1'-0"

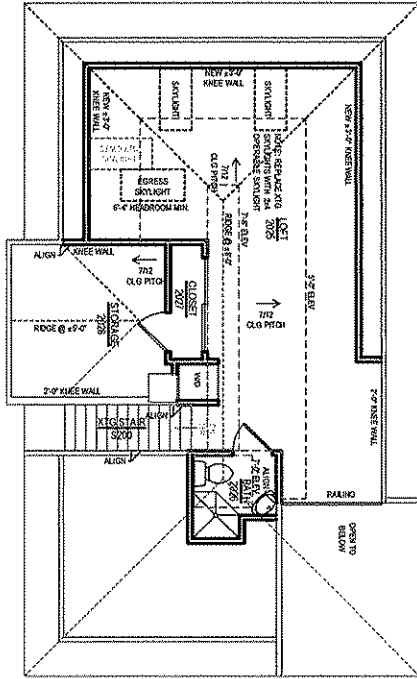


1 GARDEN LEVEL PLAN
1/8" = 1'-0"

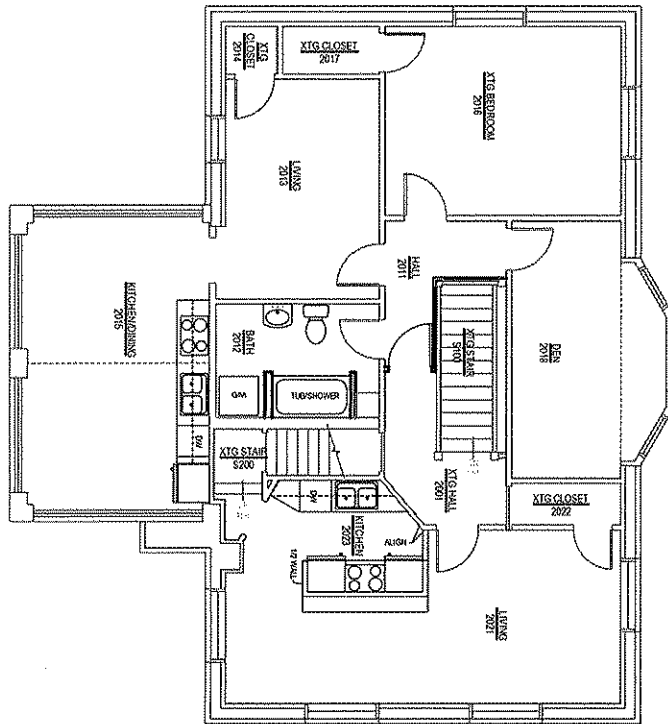


A1.0	SHEET:	609 E. GORHAM INTERIOR REMODEL		222 West Washington Ave, Suite 310 Madison, WI 53709 ph: 608.268.1499 fax: 608.268.1498 www.destreearchitects.com DESTREE DESIGN ARCHITECTS HOLDS ALL RIGHTS INCLUDING THE COPYRIGHT OF THIS DOCUMENT, AS WELL AS THE CONCEPTS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE. AS PROPERTY OF DESTREE DESIGN ARCHITECTS IT IS NOT TO BE COPIED, DISTRIBUTED, OR USED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN CONSENT OF DESTREE DESIGN ARCHITECTS.
	PROJECT:	609 E. GORHAM MADISON, WI		
	DRAWN BY:	JRM/AB		
	DATE:	3.3		

9



2 LOFT LEVEL PLAN
1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/8" = 1'-0"

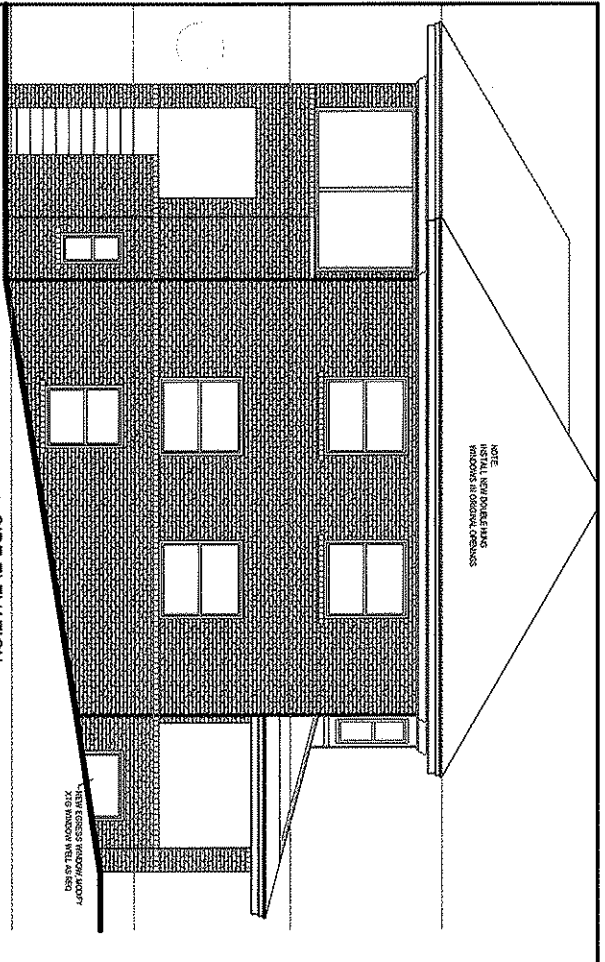
A1.1	SHEET:
	PROJECT:
	NUMBER: 0087.00
	DATE: 3.3
REV:	

**609 E. GORHAM
INTERIOR REMODEL
609 E. GORHAM
MADISON, WI**

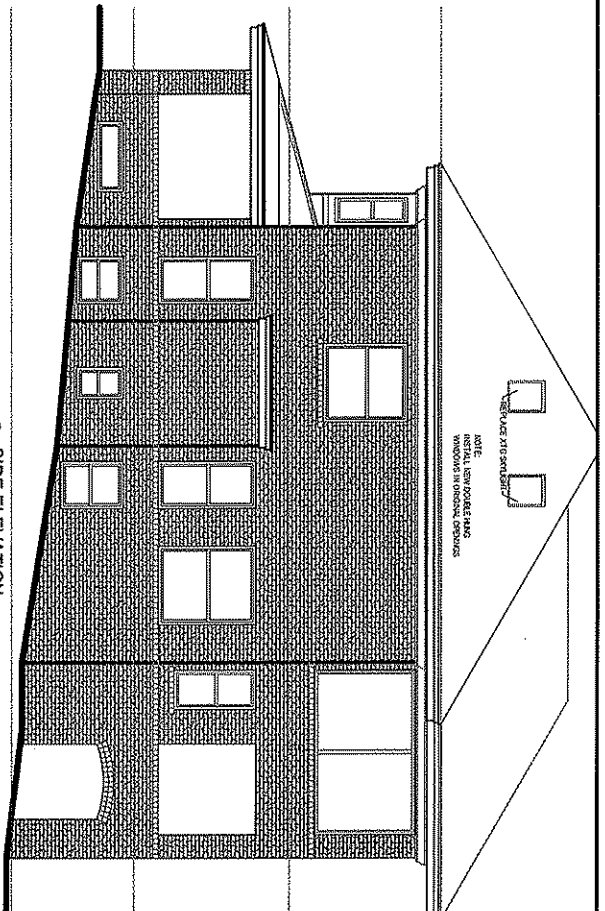
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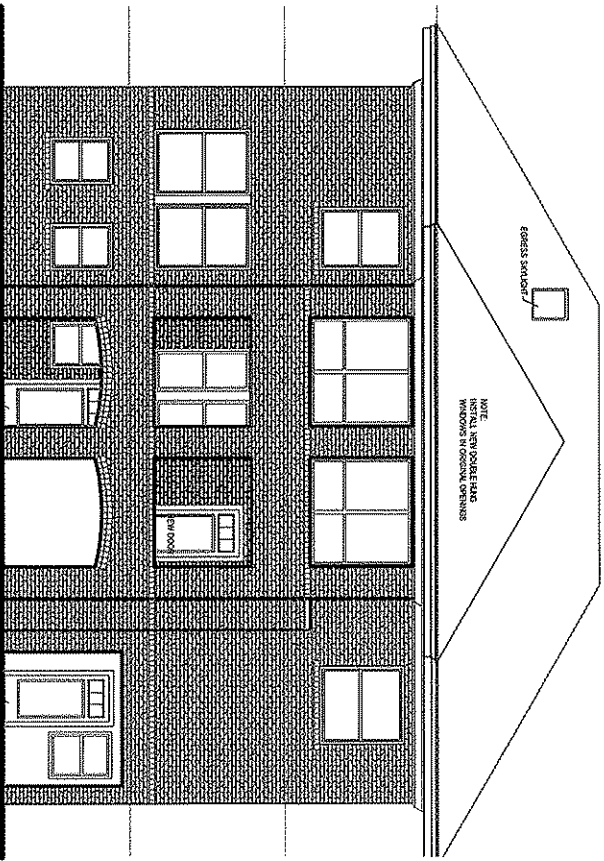




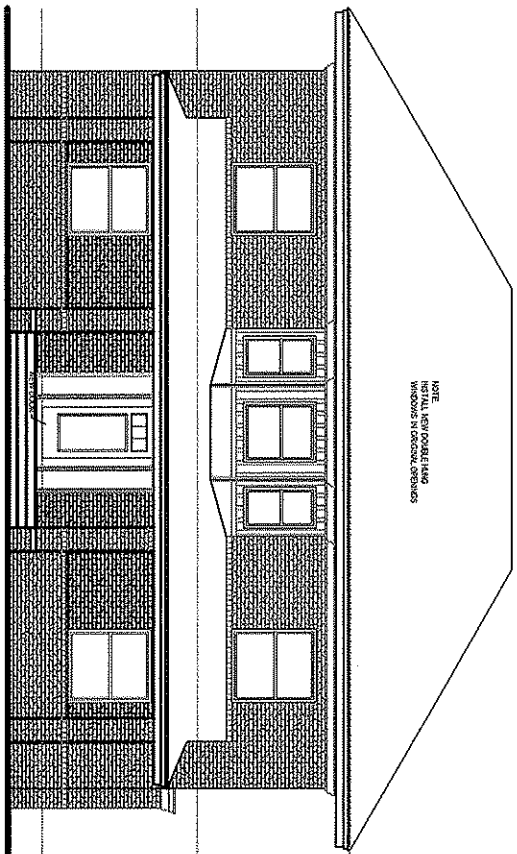
4 SIDE ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

<p>A1.2</p>	<p>609 E. GORHAM INTERIOR REMODEL</p> <p>609 E. GORHAM MADISON, WI</p>	<p>222 West Washington Ave, Suite 310 Madison, WI 53703 ph: 608.268.1499 fax: 608.268.1498 www.destreearchitects.com</p>	<p>DESTREE DESIGN ARCHITECTS</p>	
	<p>PROJECT: _____</p>	<p>DATE: _____</p>	<p>AS PROPERTY OF DESTREE DESIGN ARCHITECTS IT IS NOT TO BE COPIED, DISTRIBUTED, OR USED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN CONSENT OF DESTREE DESIGN ARCHITECTS.</p>	
	<p>NUMBER: 0801.00</p>	<p>DATE: 03</p>	<p>DESTREE DESIGN ARCHITECTS</p>	
	<p>NAME: _____</p>	<p>DATE: _____</p>	<p>DESTREE DESIGN ARCHITECTS</p>	



FRONT



EAST SIDE FRONT



WEST SIDE FRONT



ROYAL
CONTAINER SERVICE
608-221-1919

NOTICE
THIS UNIT IS
FOR RENT
CALL 578-1111

Syntron
22
Syntron
22

EAST SIDE REAR





ROYAL
CONCRETE SERVICE
608-221-1919

DANGER

WEST SIDE REAR