



Location
1615 Summit Avenue

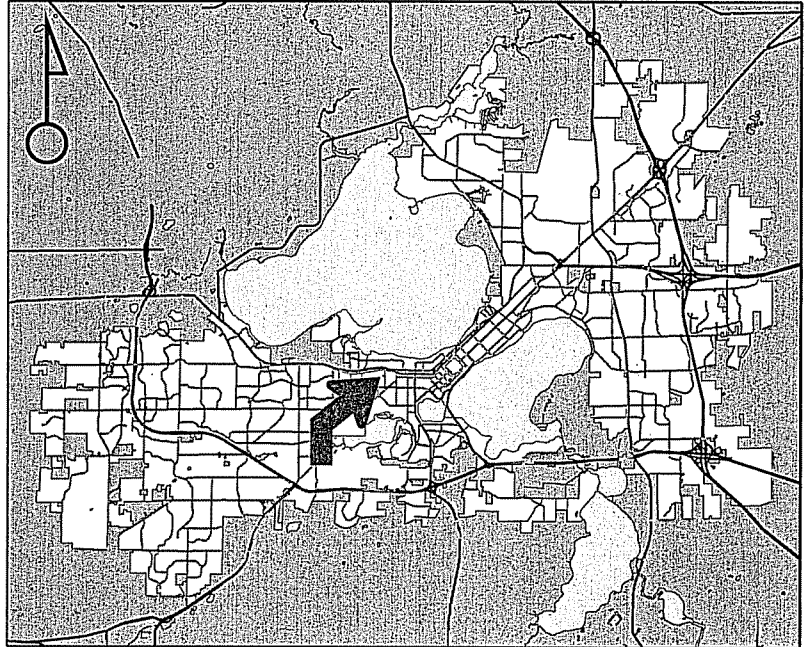
Project Name
Notbohm B&B

Applicant
Thomas Notbohm -
Buckingham Summit, LLC

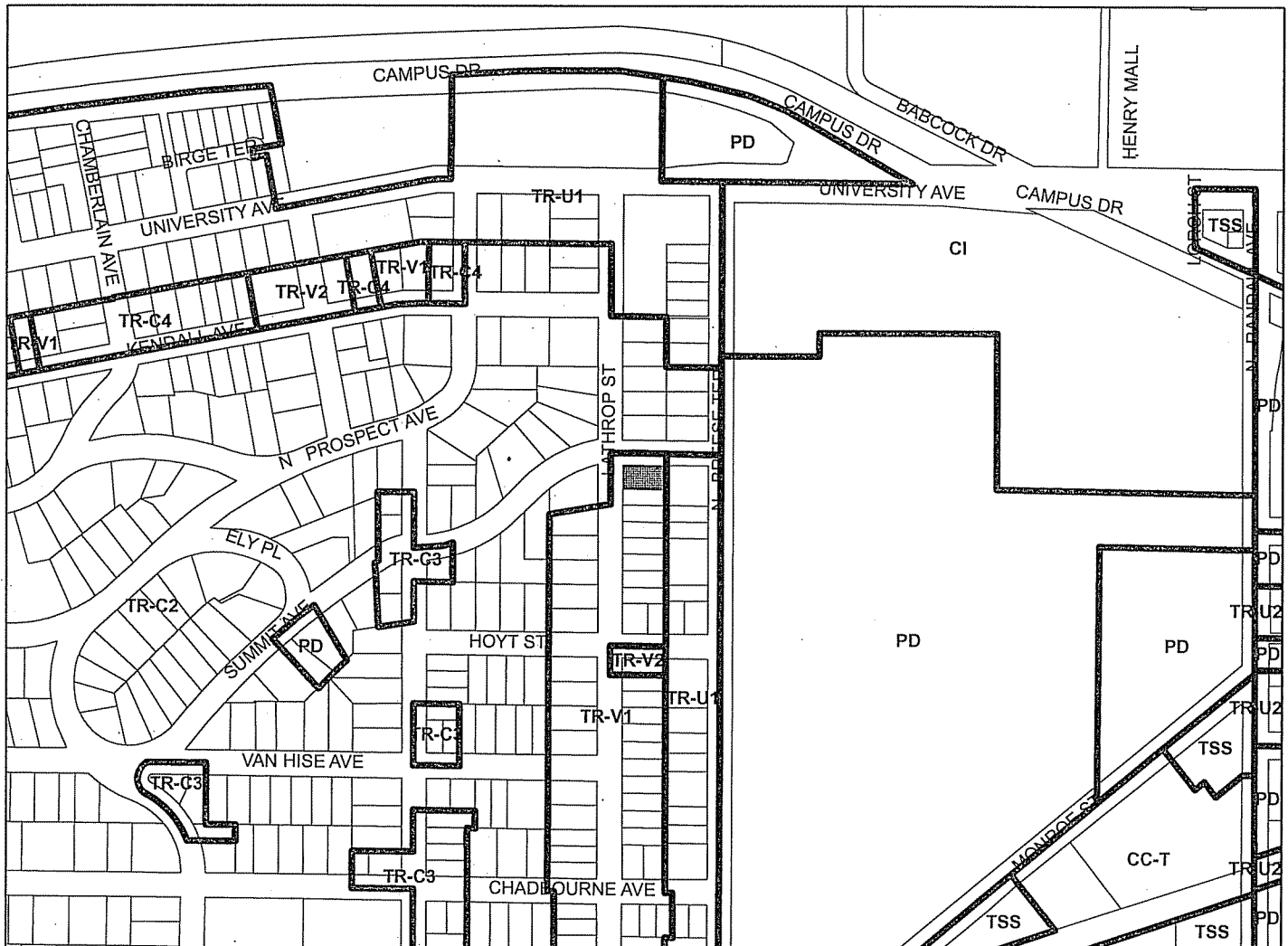
Existing Use
Apartment building

Proposed Use
Convert apartment building into single-
family residence and bed & breakfast

Public Hearing Date
Plan Commission
08 July 2013



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 27 June 2013





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1615 Summit Avenue, Madison, WI 53726
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Thomas & Heidi Notbohm Company: Buckingham Summit, LLC
 Street Address: 641 Piper Drive City/State: Madison, WI Zip: 53711
 Telephone: (608) 334-7527 Fax: (608) 271-7527 Email: notbohms@charter.net

Project Contact Person: Thomas Notbohm Company: Buckingham Summit, LLC
 Street Address: 641 Piper Drive City/State: Madison, WI Zip: 53711
 Telephone: (608) 334-7527 Fax: (608) 271-7527 Email: notbohms@charter.net

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Convert from three-unit multi-family to single-family operating a bed and breakfast establishment.
 Development Schedule: Commencement August 2013 Completion May 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

- Project Plans** including:*
 - Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
 - Grading and Utility Plans (existing and proposed)
 - Landscape Plan (including planting schedule depicting species name and planting size)
 - Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
 - Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Ald. Shiva Bidar-Sielaff 2/6/2013 Regent Neighborhood Association 2/6/2013

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Heather Stouder Date: 4/19/2013 Zoning Staff: Matt Tucker Date: 4/19/2013

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

Name of Applicant Thomas Notbohm Relationship to Property: Owner
Authorizing Signature of Property Owner Thomas N. Notbohm Date 5/20/13

*Buckingham Summit LLC
641 Piper Drive
Madison WI 53711
608-334-7527
notbohms@charter.net*

May 20, 2013

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

Re: Conditional Use Letter of Intent, 1615 Summit Avenue

This letter is a request for a conditional use to convert the existing building at 1615 Summit Avenue from three-unit multi-family to single-family operating a bed and breakfast establishment. This parcel, located at the intersection of Summit Avenue and Lathrop Street, is currently zoned HIS-UH TR-V1 and is 6,278 square feet in area. The existing building encompasses 3,870 livable square feet.

The family definition for this proposed change shall coincide with the definition given in the City of Madison General Ordinances. Occupancy loading conditions shall not exceed limits set by applicable State of Wisconsin and Madison minimum housing code.

Additional information on the project is as follows:

Owner/Developer:

Buckingham Summit, LLC
641 Piper Drive
Madison, WI 53711

Architect:

Isthmus Architecture, Inc.
613 Williamson Street, Suite 203
Madison, WI 53703
608-294-0206

Existing Conditions:

The building was constructed in 1911 as three-story multi-family and houses a total of 10-13 residents.

Project Schedule:

Commence building renovation in August 2013 with completion by May 2014.

Proposed Use/Operation:

Convert to single-family operating a bed and breakfast establishment. The bed and breakfast would operate 24 hours, 7 days per week with the owners/operators residing on the premises. In compliance with Madison Zoning Code Supplemental Regulations, the only meal that may be served is breakfast to registered guests. Length of stay by

each registered guest shall not exceed 21 consecutive days. No other such establishment is located within 500 feet.

Number of Units:

In addition to the owners' residence on the premises, three guest units will be available in the building with a maximum six total guests. This number is less than the maximum four rooms allowed by Madison Zoning Code Supplemental Regulations for bed and breakfast establishments.

Auto and Bike Parking Stalls:

Four auto stalls will be provided, including one wheelchair/van-accessible stall in the existing parking area on east side of the building. Approximately six bike parking stalls will be provided.

Lot Coverage & Usable Open Space Calculations:

The parcel is 6,278 square feet in area. Usable open space is 834 square feet.

Value of Land:

\$68,600

Estimated Project Cost:

\$475,000 for building renovation and landscaping.

Employees:

Most operational tasks will be performed by the owners. Part-time help may be hired for cleaning or other tasks.

Public Subsidy Requested:

None.

Trash Removal/Storage:

Trash will be stored at the rear of the property, not in view from the street.

Thank you for your consideration.

Sincerely,

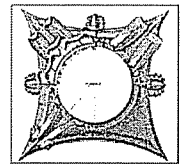
Thomas N. Notbohm

Heidi Notbohm

Buckingham Summit, LLC
Thomas Notbohm, Member
Heidi Notbohm, Member

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



*preliminary
not for construction*

This work was prepared by me or under my direct supervision and I am a duly licensed professional architect in the State of Wisconsin. I hereby certify that I am the author of the design and conception of the work herein.

© 2013 Isthmus Architecture, Inc.

**BUILDING RENOVATION
1615 SUMMIT AVE.
MADISON, WI**

Proj. No.: 1001.01

Scale: 1/4" = 1'-0"

Drawn By: BW / PR

Date: 03-20-13

Rebid Date:

Rev. Date:

Sheet Title

Sheet No:

A0.1

SUMMIT AVE

N LATHROP ST

existing curb cut

existing public sidewalk

euyonimous compactus
green min boxwood

PARCEL NO: 070922222016

lot area = 6,278 sf

EXISTING
3 STORY BLDG

building foot print = 1,408 sf

open area (dif.) = 4,870 sf

PROPOSED
PARKING
asphalt paving

wheel stop typ.

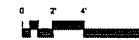
pervious
paving
with striping

existing public sidewalk

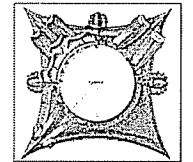
new ramped sidewalk

usable open space = 834 SF

property line



PROPOSED SITE PLAN
Scale: 3/16"=1'-0"



*preliminary
not for construction*

The work was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Wisconsin. I am a member of the National Society of Professional Engineers and the Wisconsin Society of Professional Engineers. I am also a member of the Wisconsin Board of Engineers and Surveyors of the State of Wisconsin.

© 2011 Isthmus Architecture, Inc.

**BUILDING RENOVATION
1615 SUMMIT AVE.
MADISON, WI**

Proj. No.: 1001.01

Scale: 1/4" = 1'-0"

Drawn By: BW / PR

Date: 03-20-13

Rebid Date:

Rev. Date:

Sheet Title

Sheet No:

A1.0

0' 1' 4' 8' 10'

Basement Work
1. replace windows
2. rebuild rear porch foundation for accessible ramp at first floor
3. enclose mechanical equip. room with fire rated separation

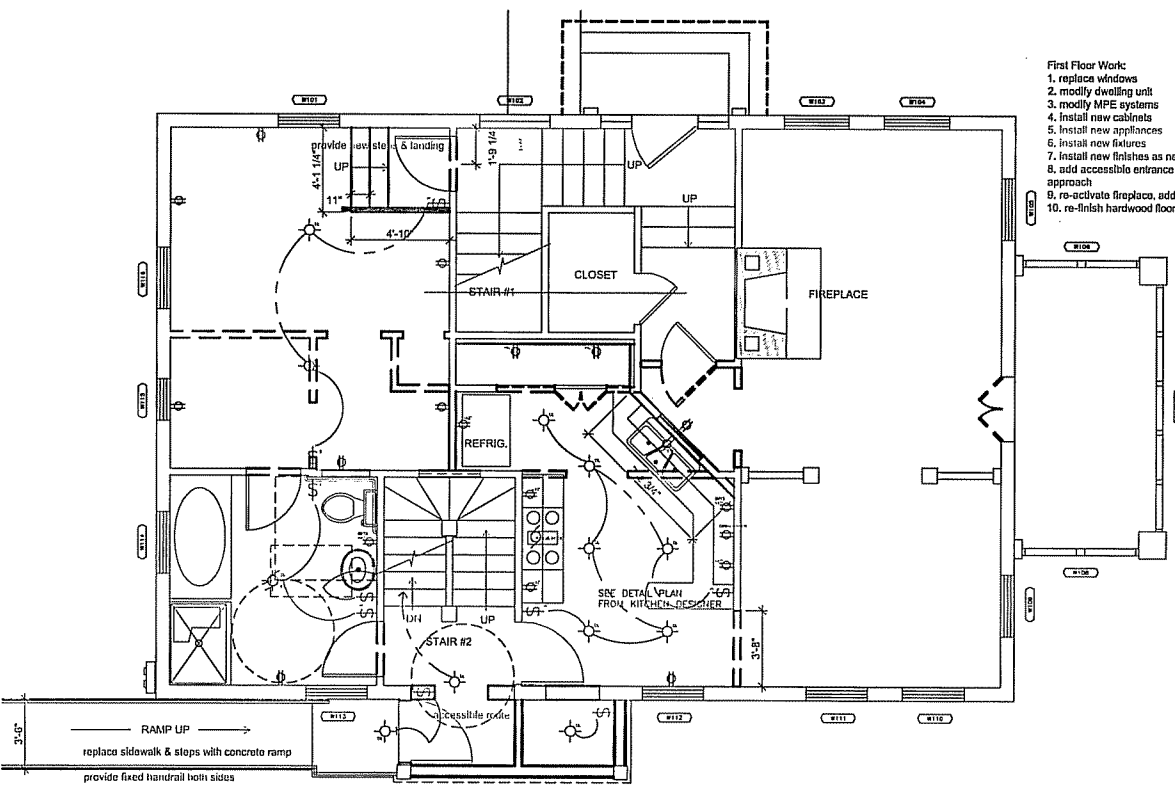
Second Floor Work
1. replace windows
2. create two dwelling units
3. modify MPE systems
4. install new cabinets
5. install new appliances
6. install new fixtures
7. install new finishes as needed
8. add accessible entrance & approach
9. re-activate fireplace, add gas
10. re-finish hardwood flooring

First Floor Work
1. replace windows
2. modify dwelling unit
3. modify MPE systems
4. install new cabinets
5. install new appliances
6. install new fixtures
7. install new finishes as needed
8. add accessible entrance & approach
9. re-activate fireplace, add gas
10. re-finish hardwood flooring

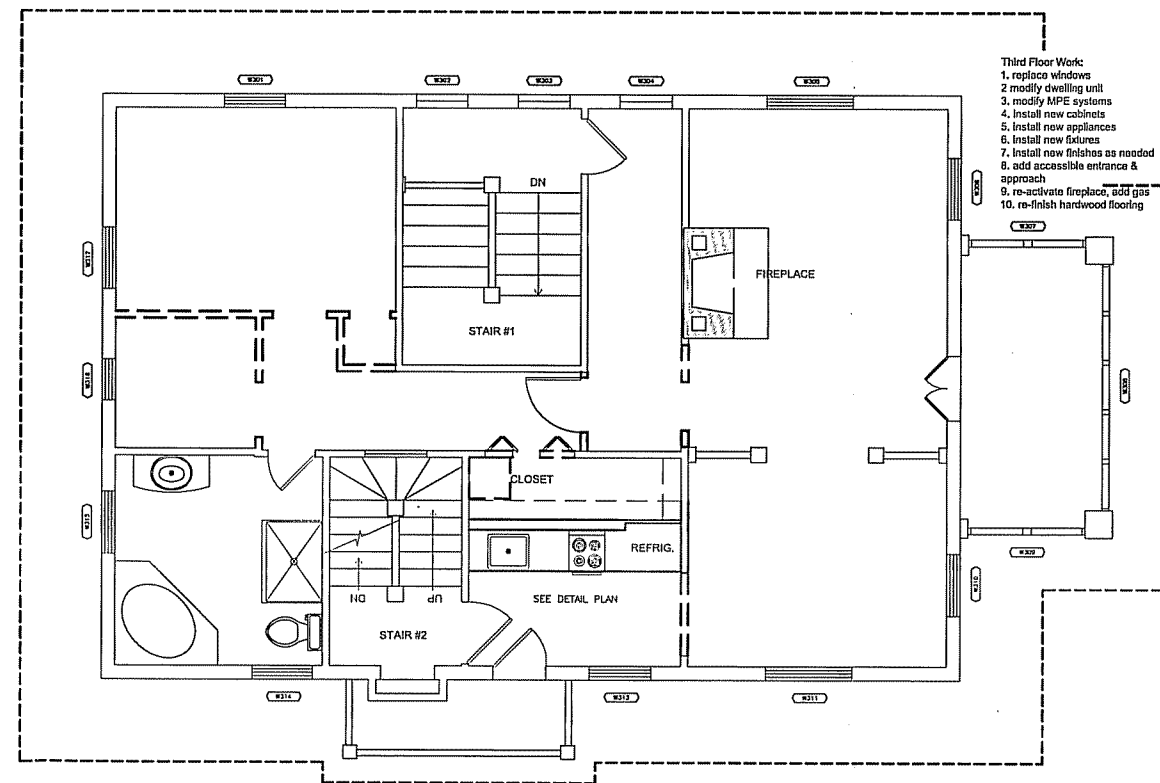
Third Floor Work
1. replace windows
2. modify dwelling unit
3. modify MPE systems
4. install new cabinets
5. install new appliances
6. install new fixtures
7. install new finishes as needed
8. add accessible entrance & approach
9. re-activate fireplace, add gas
10. re-finish hardwood flooring

1 BASEMENT FLOOR PLAN
Scale: 1/4"=1'-0"

3 SECOND FLOOR PLAN - CREATE 2ND UNIT
Scale: 1/4"=1'-0"



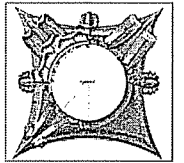
2 FIRST FLOOR PLAN
Scale: 1/4"=1'-0"



4 THIRD FLOOR PLAN
Scale: 1/4"=1'-0"

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



*preliminary
not for construction*

This work was prepared by me or under my supervision, and I am a duly licensed professional architect in the State of Wisconsin. I am a member in good standing of the State Bar of Wisconsin and the Wisconsin Institute of Professional Engineers, Architects and Surveyors of the State of Wisconsin.

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**BUILDING RENOVATION
1615 SUMMIT AVE.
MADISON, WI**

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Scale: 1/4" = 1'-0"

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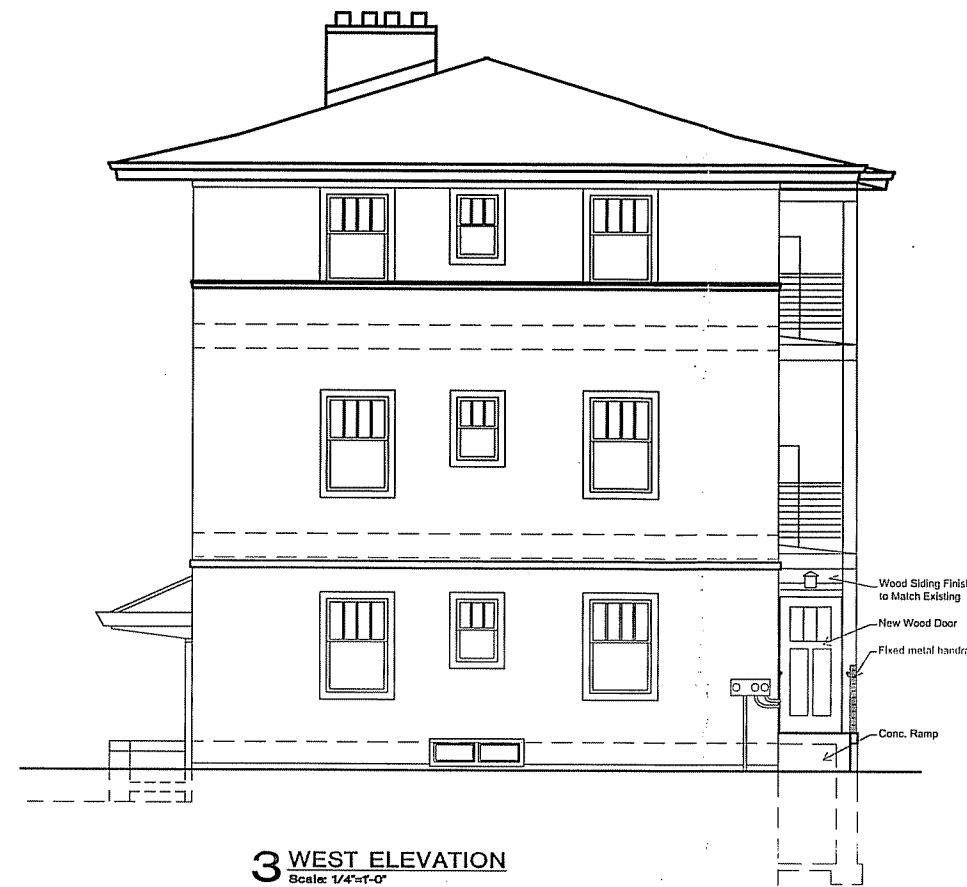
Sheet Title

Sheet No:

A2.0



2 SOUTH ELEVATION
Scale: 1/4"=1'-0"



3 WEST ELEVATION
Scale: 1/4"=1'-0"



1 EAST ELEVATION
Scale: 1/4"=1'-0"



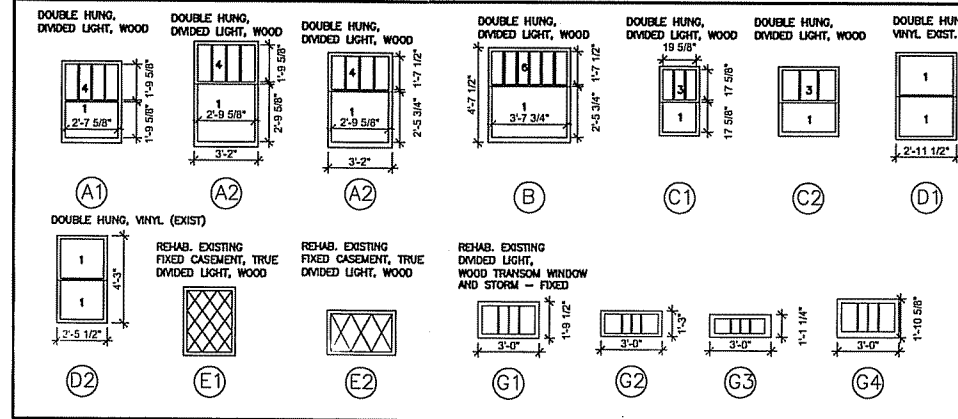
4 NORTH ELEVATION
Scale: 1/4"=1'-0"



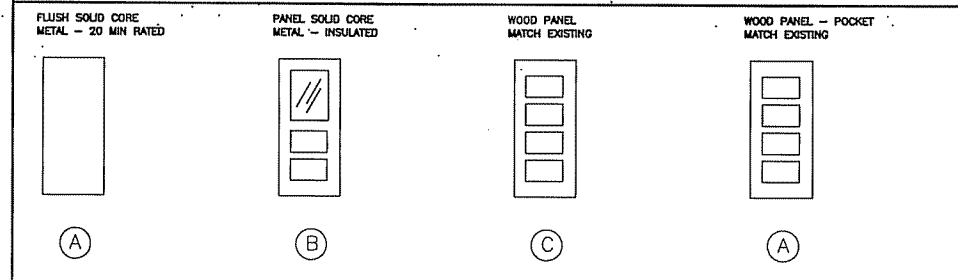
WINDOW SCHEDULE

WINDOW #	TYPE	DETAIL	REMARKS	REPAIR NOTES
W001	G1			
W002	G4			
W003	C2			
W004	C2			
W005	C2			
W006	G2			
W007	G3			
W101	A2	1/A3		
W102	E2	2/A3		
W103	A2	1/A3		
W104	A2	1/A3		
W105	A2	1/A3		
W106	D2	-	PAIR	REQUIRES NEW TRIM OUT - USE SQUARE STOCK
W107	D1	-	FIVE	REQUIRES NEW TRIM OUT - USE SQUARE STOCK
W108	D2	-	PAIR	REQUIRES NEW TRIM OUT - USE SQUARE STOCK
W109	A2	1/A3		
W110	A2	1/A3		
W111	A2	1/A3		
W112	A1	1/A3		
W113	A2	1/A3		
W114	A2	1/A3		
W115	C1	1/A3		
W116	A2	1/A3		
W201	A2	1/A3		
W202	E1	2/A3		
W203	E1	2/A3		
W204	E1	2/A3		
W205	A2	1/A3		
W206	A2	1/A3		
W207	A2	1/A3		
W208	D2	-	PAIR	REQUIRES NEW TRIM OUT - USE SQUARE STOCK
W209	D1	-	FIVE	REQUIRES NEW TRIM OUT - USE SQUARE STOCK
W210	D2	-	PAIR	REQUIRES NEW TRIM OUT - USE SQUARE STOCK
W211	A2	1/A3		
W212	A2	1/A3		
W213	A2	1/A3		
W214	A1	1/A3		
W215	A2	1/A3		
W216	A2	1/A3		
W217	C1	2/A3		
W218	A2	1/A3		
W301	A3	1/A3		
W302	E1	2/A3		
W303	E1	2/A3		
W304	E1	2/A3		
W305	B	1/A3		
W306	A3	1/A3		
W307	D2	-	PAIR	REQUIRES NEW TRIM OUT - USE SQUARE STOCK
W308	D1	-	FIVE	REQUIRES NEW TRIM OUT - USE SQUARE STOCK
W309	D2	-	PAIR	REQUIRES NEW TRIM OUT - USE SQUARE STOCK
W310	A3	1/A3		
W311	??	1/A3		
W312	??	1/A3		
W313	A1	1/A3		
W314	A3	1/A3		
W315	A3	1/A3		
W316	C1	2/A3		

WINDOW TYPES

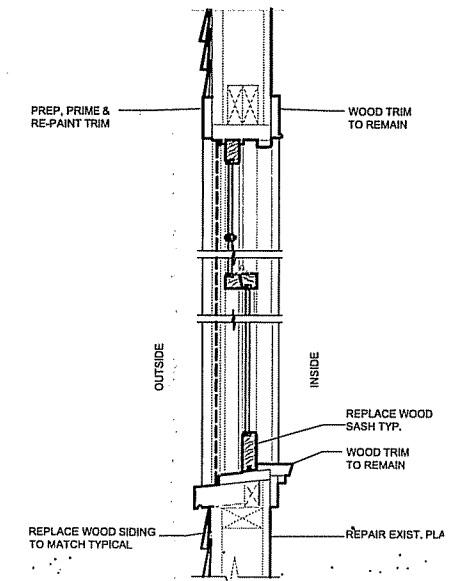


DOOR TYPES

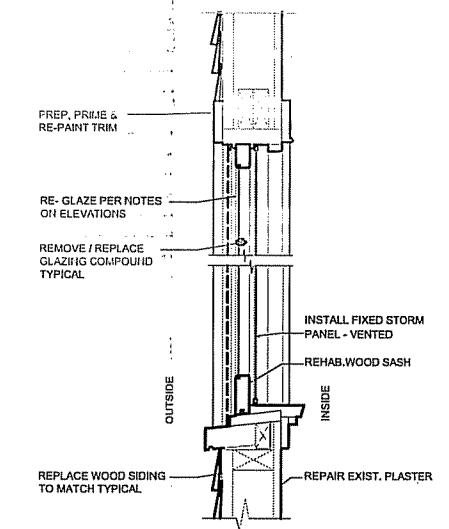


DOOR SCHEDULE

DOOR #	SIZE	TYPE	DETAIL	REMARKS	REPAIR NOTES
B01	36" X 54" X 1 3/4"	G1			
B02		G4			
B03		C2			
B04		C2			
B05		C2			
101		G3			
102					
103		A2	1/A3		
104		E2	2/A3		
105		A2	1/A3		
106		A2	1/A3		
107		A2	1/A3		
108		D2	-	PAIR	REQUIRES NEW TRIM OUT - USE SQUARE STOCK
201		D2	-	PAIR	REQUIRES NEW TRIM OUT - USE SQUARE STOCK
202		A2	1/A3		
203		A2	1/A3		
204		A2	1/A3		
205		A1	1/A3		
206		A2	1/A3		
207		A2	1/A3		
208		C1	1/A3		
301					
302					
303					
304					
305					
306					
307					
308					



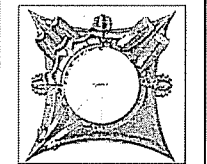
SASH REPLACEMENT
1 DBL HUNG WINDOW DETAIL
Scale: 1/2"=1'-0"



INSIDE STORM PANEL
2 FIXED CASEMENT WNDW DETAIL
Scale: 1/2"=1'-0"

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



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This work was prepared by me or under my supervision and represents my best and true work. I am a duly Licensed Professional Engineer in the State of Wisconsin. I am a member of the Board of Professional Engineers and Surveyors of the State of Wisconsin.

© 2013 Isthmus Architecture, Inc.

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1615 SUMMIT AVE.
MADISON, WI

Proj. No.: 1001.01

Scale: 1/4" = 1'-0"

Drawn By: BW / PR

Date: 03-20-13

Rebid Date:

Rev. Date:

Sheet Title

Sheet No:

A3.0

0 1' 4' 10'