



City of Madison

Conditional Use

Location
1417 Morrison Street

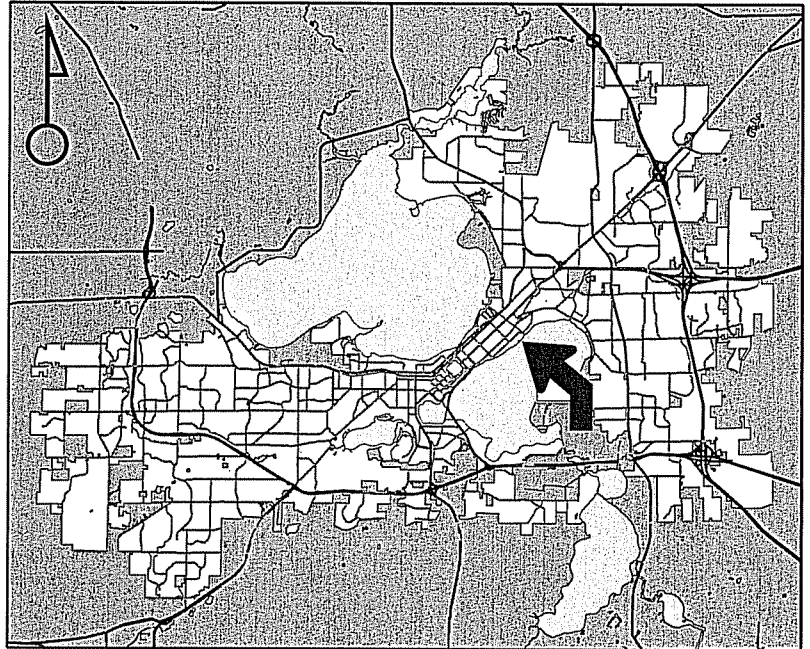
Project Name
Stenman Addition

Applicant
Joel and Kallie Stenman/Andrew Braman-
Wanek – Ginkgo House Architecture

Existing Use
Single-family house

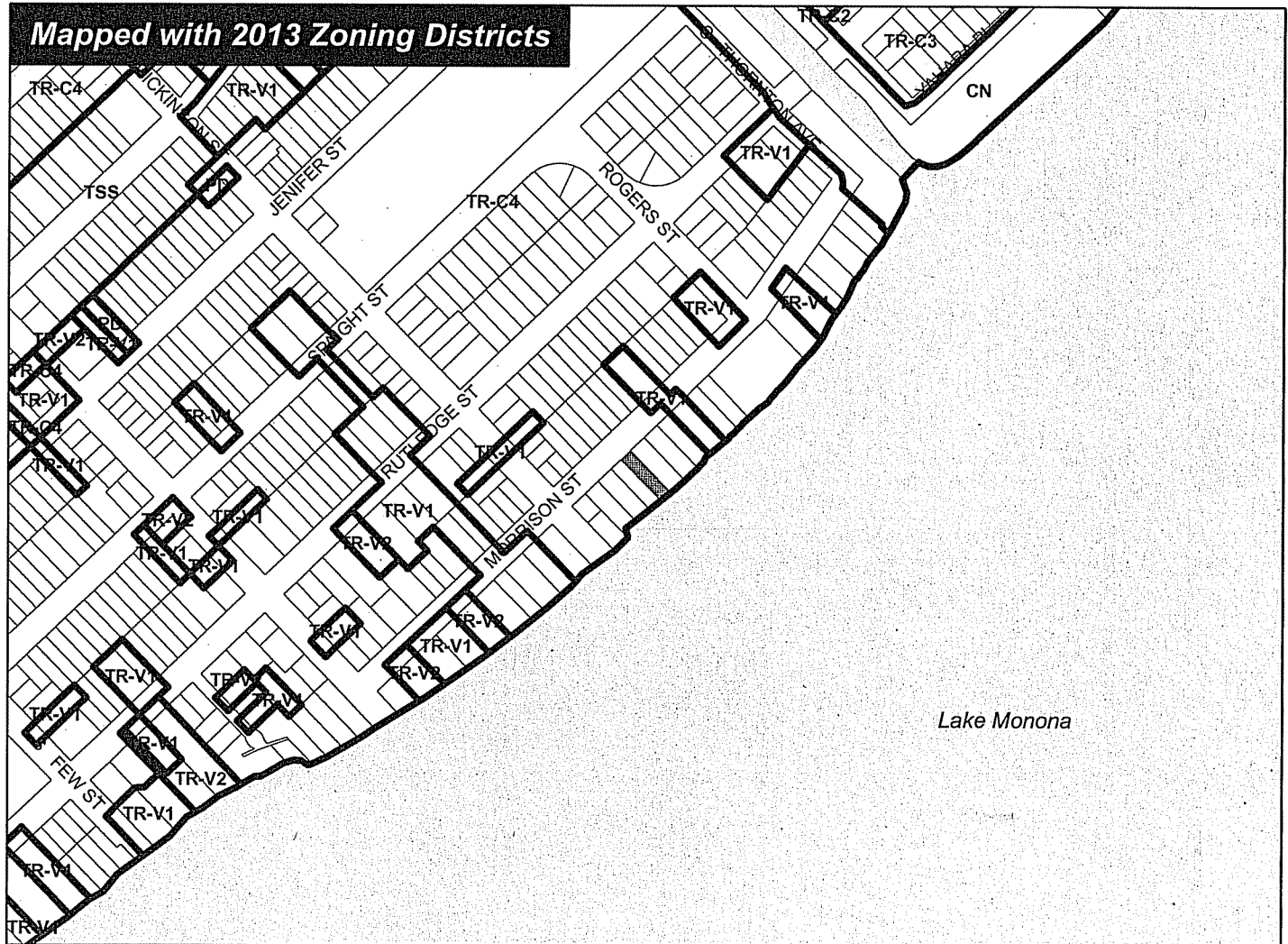
Proposed Use
Construct an addition over 500 sq ft to an
existing single-family residence and
construct a new accessory building
on a lakefront property

Public Hearing Date
Plan Commission
18 March 2013



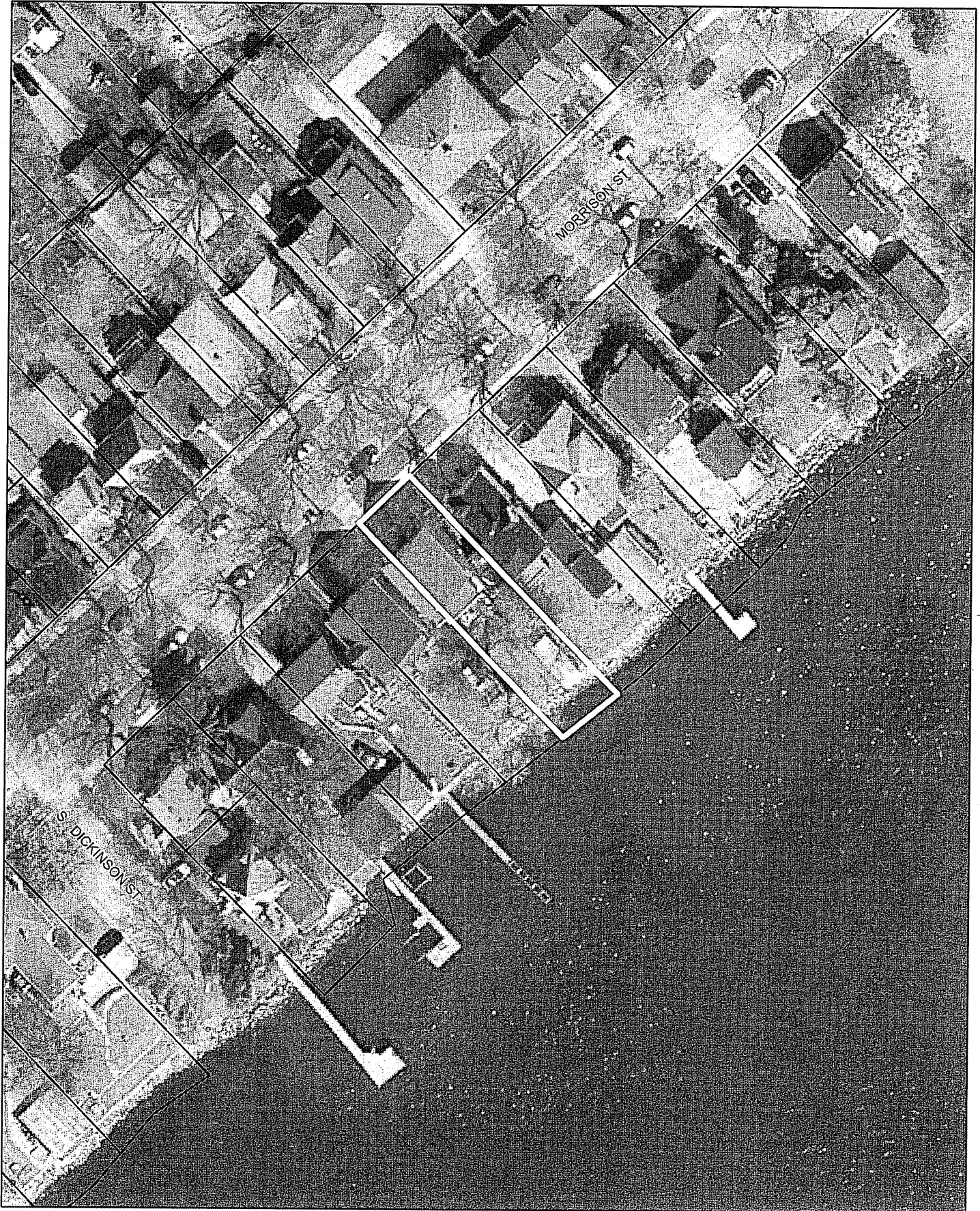
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635

Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 March 2013





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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:

Amt. Paid \$600 - Receipt No. 139271
Date Received 1-15-2012
Received By SK
Parcel No. 0710-072-2215-3
Aldermanic District 6
GQ Waterfront, Floodplain
Zoning District TR-C4
For Complete Submittal
Application _____ Letter of Intent ✓
Photos ✓ Legal Descript. _____
Plan Sets _____ Zoning Text N/A
Alder Notification 10/21/13 Waiver _____
Ngrhd. Assn Not. 12/9/13 Waiver _____
Date Sign Issued 1-15-2013

1. Project Address: 1417 Morrison Street Project Area in Acres: _____

Project Title (if any): Stenman Residence

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
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Joel and Kallie Stenman Company: _____
Street Address: 1417 Morrison Street City/State: Madison, WI Zip: 53703
Telephone: (608) 575-4267 Fax: () Email: vern@mallardsbaseball.com

Project Contact Person: Andrew Braman-Wanek Company: Ginkgo House Architecture
Street Address: 3157 Milwaukee Street City/State: Madison, WI Zip: 53714
Telephone: (608) 692-8830 Fax: () Email: andy@ginkgohouse.com

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: Remove existing deck and construct a 2 story addition (830sf above grade). Remove existing boathouse and construct new dry boathouse (220sf).

Development Schedule: Commencement March 2013 Completion December 2013

5. Required Submittals:

- ☒ **Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- ☒ **REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- ☒ **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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

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

- ☐ **Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- ☐ 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.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- ☐ A **Zoning Text** shall accompany **all** Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- ☐ **Conformance with adopted City 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 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:
Marsha Rummel
- 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: _____ Date: _____ Zoning Staff: Matt Tucker Date: Dec 21, 2012

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

Name of Applicant Joel "Vern" Stenman Relation to Property Owner _____

Authorizing Signature of Property Owner  Date 1-23-13

LETTER OF INTENT

01.14.13

To: Madison Plan Commission

Project: 1417 Morrison Street
Madison, WI 53703

Owners: Joel "Vern" Stenman and Kallie Stenman

The proposed project includes the removal of the existing deck and construction of a 2-story addition. There will be also be an attic addition. The additions will add a total of 885 feet above grade. The house will remain a single family unit and no trees will be felled for this project.

The lot is very narrow and slopes down from the street to the lake. The design conforms to zoning setback requirements. And thus, the addition steps in from the side-yard and preserves neighbors' lake views. Open decks/balconies reduce massing. The average lake setback is 41.48'. The proposed setback for this project is 53'.

The project also incorporates the removal and reconstruction of a dry boat house (220sf). The existing boathouse is non-conforming. The new structure will meet set-back requirements and feature a flat roof to preserve views. Frosted panels will be used on the sides to conceal canoes and equipment, but allow for a light and open appearance. The structure will have a flat roof and maintains all existing site lines.

Building materials include cedar, fiber cement board, aluminum clad windows, and Galvalume standing seam metal roof.

Architect: Andrew Braman-Wanek, AIA, LEED AP for Homes
Ginkgo House Architecture

Contractor: Jason Hall