



City of Madison

Conditional Use

Location

4310 Mohawk Drive

Project Name

Marx and Maldonado Three-Unit

Applicant

Jared Marx and Michael Maldonado

Existing Use

Two-Unit Residential

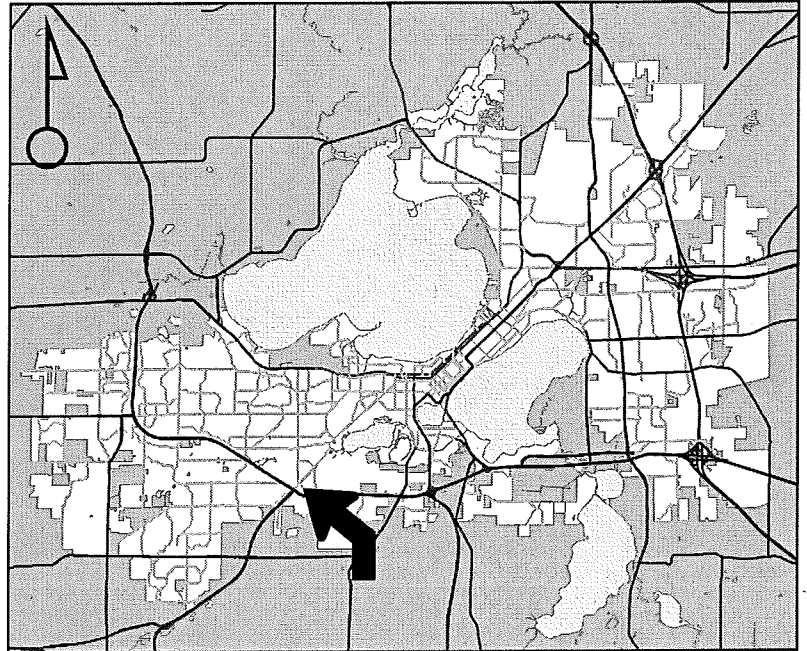
Proposed Use

Convert two-family, two-unit into
three-family, three-unit

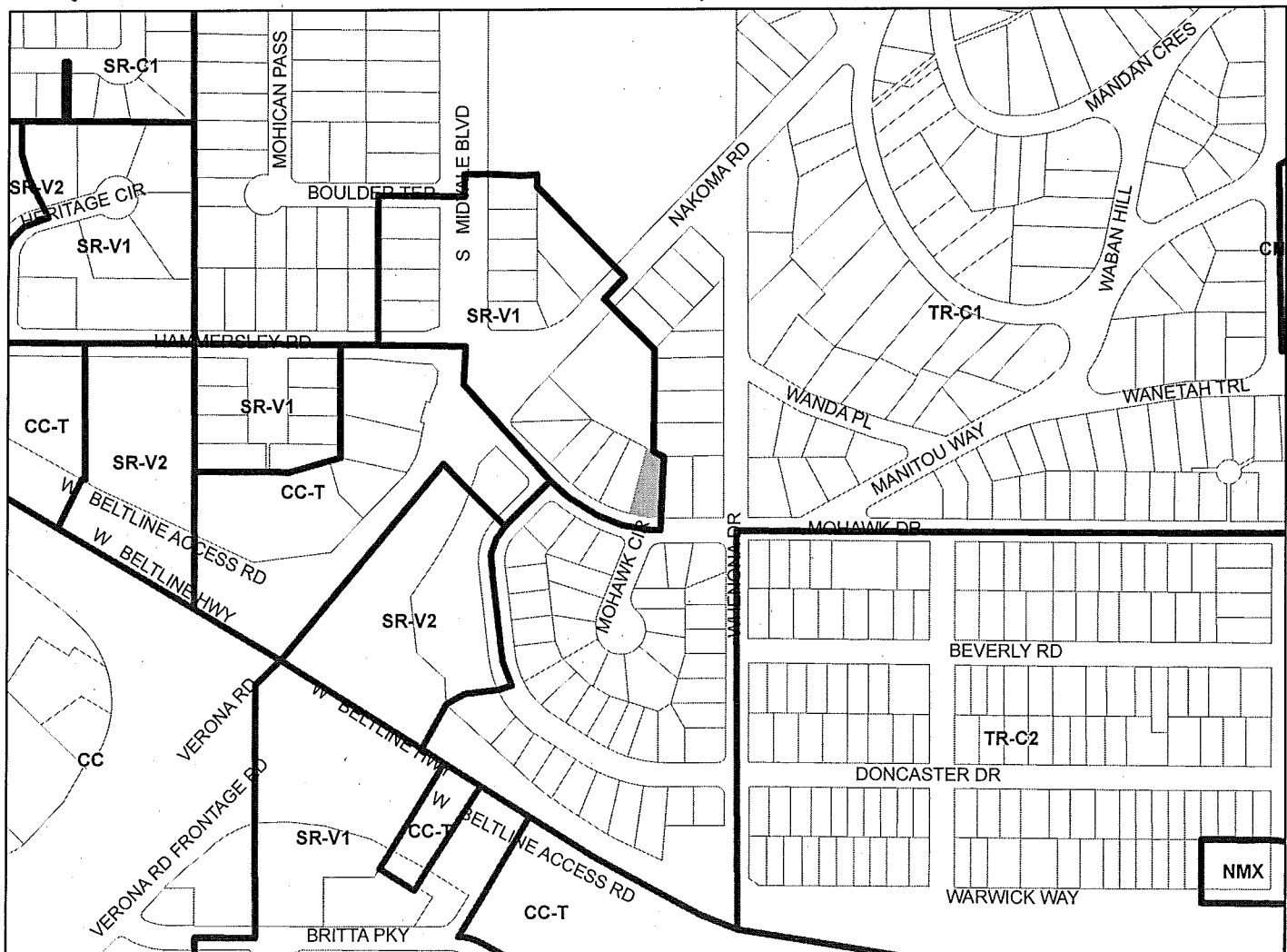
Public Hearing Date

Plan Commission

21 November 2016



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 15 November 2016



City of Madison

4310 Mohawk Drive



Date of Aerial Photography : Spring 2016



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 <u>\$600</u>	Receipt No. <u>21937-</u>
Date Received <u>10/17/16</u>	<u>0003</u>
Received By <u>JK</u>	
Parcel No. <u>0709-324-0305-2</u>	
Aldermanic District <u>10-Maurice Cheeks</u>	
Zoning District <u>SR-VI</u>	
Special Requirements <u>WP-10</u>	
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: 4310 Mohawk Dr., Madison WI
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: Jared Marx & Michael McDonald Company: _____
Street Address: 4310 Mohawk Dr City/State: Madison Zip: 53711
Telephone: (608) 358-4435 Fax: () Email: marx.jared@gmail.com

Project Contact Person: Jared Marx & Michael McDonald Company: _____
Street Address: 4310 Mohawk Dr. City/State: Madison Zip: 53711
Telephone: (608) 358-4435 Fax: () Email: marx.jared@gmail.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: Owner occupied 10
3-unit rental

Development Schedule: Commencement upon issue Completion 6 month maximum
of approval past commencement, per
financing requirement

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/alterd 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:

- 32
11x17)
- 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:

- 32
- | | | |
|---|---|--|
| • 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 Instructions & 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:

→ 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: Chen Wells Date: 10/12/16 Zoning Staff: Jenny Kirchgatter Date: 10/12/16

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

Name of Applicant Michael Maldonado, Jared Marx Relationship to Property: Owners 10

Authorizing Signature of Property Owner [Signature] Date 10-12-2016

Michael Maldonado; Jared Marx

4310 Mohawk Dr

Madison, WI 53711

(608) 333-3659; (608) 358-4435

mmaldonado@uwalumni.com; marx.jared@gmail.com

November 21st, 2016 - Letter of Intent for Land Use Application to the Zoning Committee

Zoning Office

Municipal Building, LL 100

215 Martin Luther King Jr. Blvd

Madison, WI 53703

Dear Zoning Office,

The current property is a 2-unit flat, for which we currently live in one of the units. Our intention is to change what is currently a finished basement into a third unit by adding an egress window, as well as an automatic fire suppression system, per Wisconsin Law. When this is completed, we will live in the top floor unit (~1,200 sq. ft) and rent out the first floor unit (~1,200 sq. ft) as well as the garden unit (~750 sq. ft).

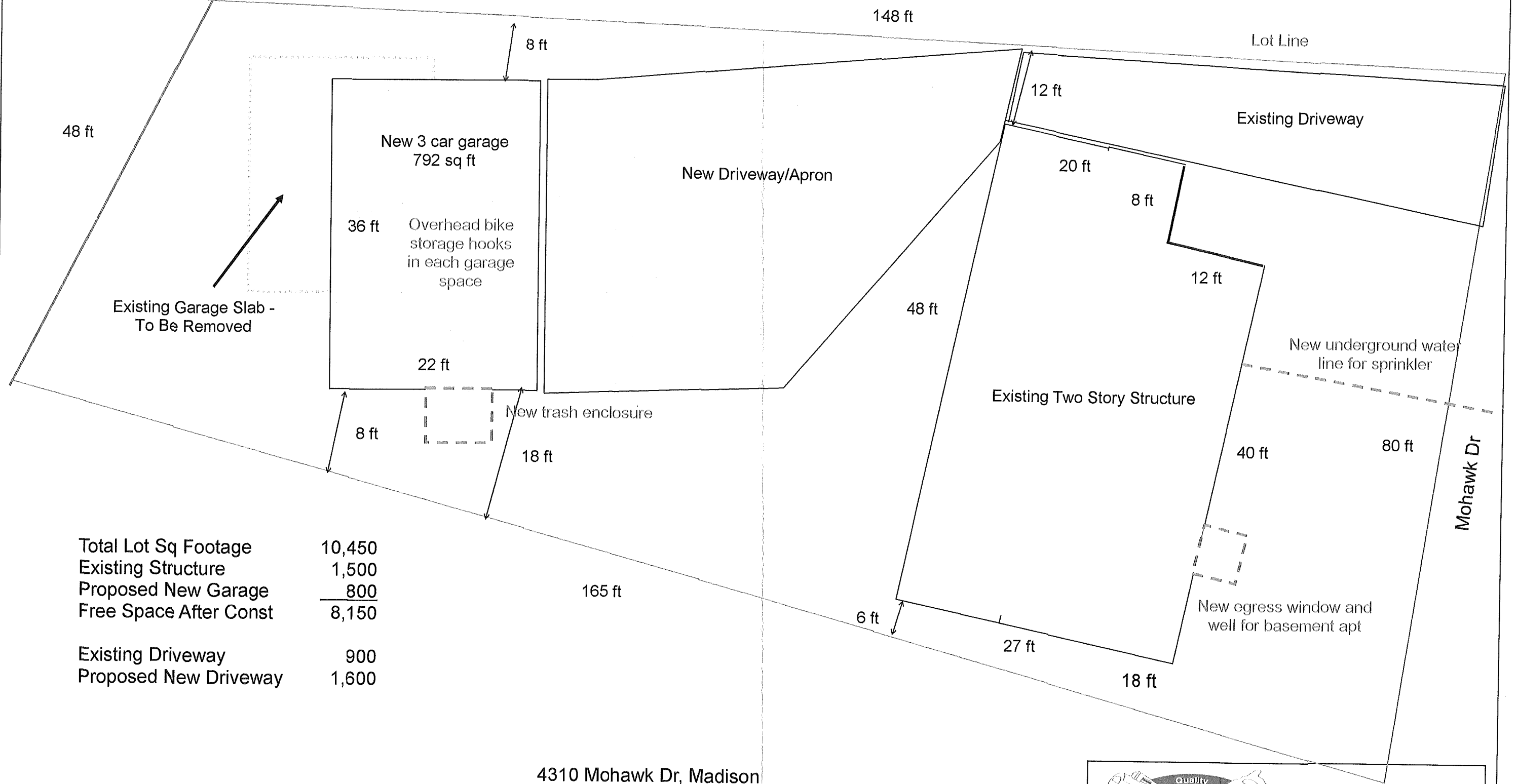
The existing structure square footage is 1,500 sq. ft., the total lot is 10,450 sq. ft., with an existing driveway of 900 sq. ft. This will leave a total of 8,050 sq. ft. of usable free lot space.

The project team will consist of Jared Marx (owner), Michael Maldonado (owner), Kevin Porter (finance broker), and a licensed general contractor who will be responsible for completing the egress window work, as well as the proper installation of the automatic fire suppression system. Per guidance from zoning and planning, we will commence our project upon issue of approval and expect to complete the project within 6 months of approval.

Sincerely,

Michael Maldonado; Jared Marx

← North

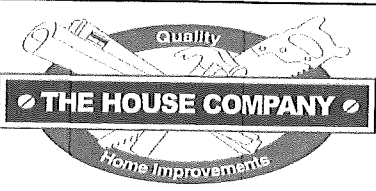


Total Lot Sq Footage	10,450
Existing Structure	1,500
Proposed New Garage	800
Free Space After Const	8,150

Existing Driveway	900
Proposed New Driveway	1,600

4310 Mohawk Dr, Madison
Site Plan
3/32" = 1 ft

Note: All details are subject to design and site conditions

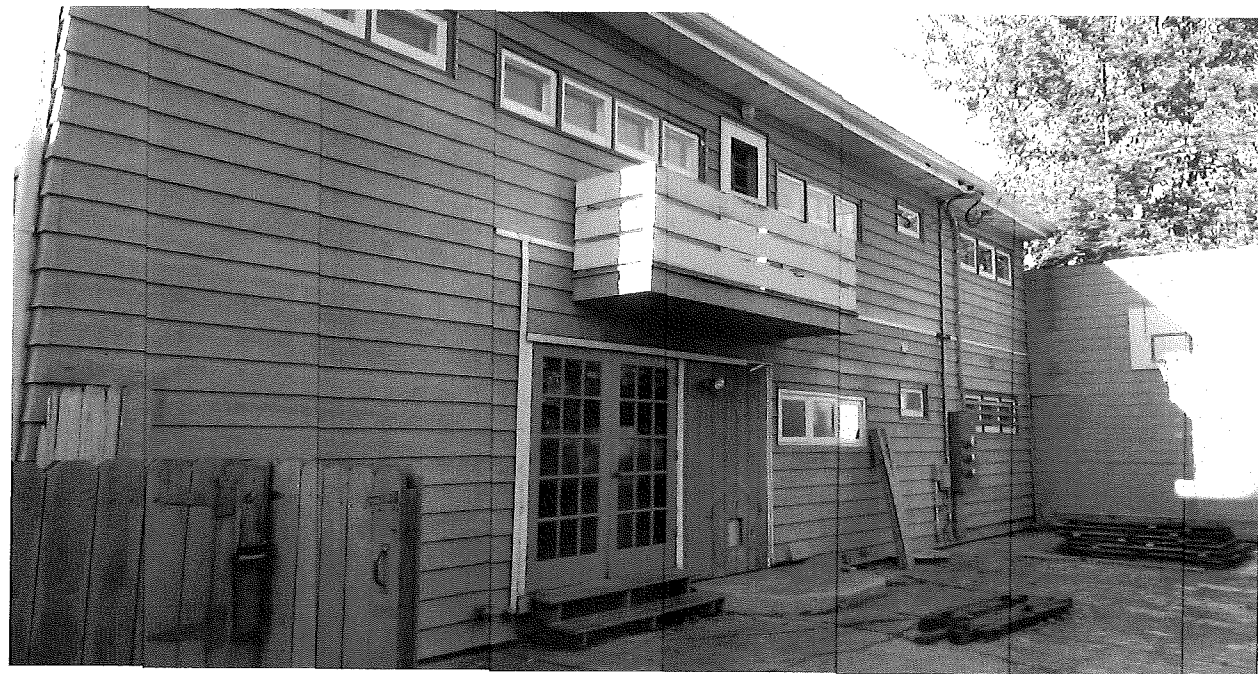
		582 Enterprise Dr Lake Mills, WI 53551 920/568-8110 WI Contractor # 1362835
9/24/16	Maldonado/Marx	



Front Elevation



East Elevation



Back Elevation



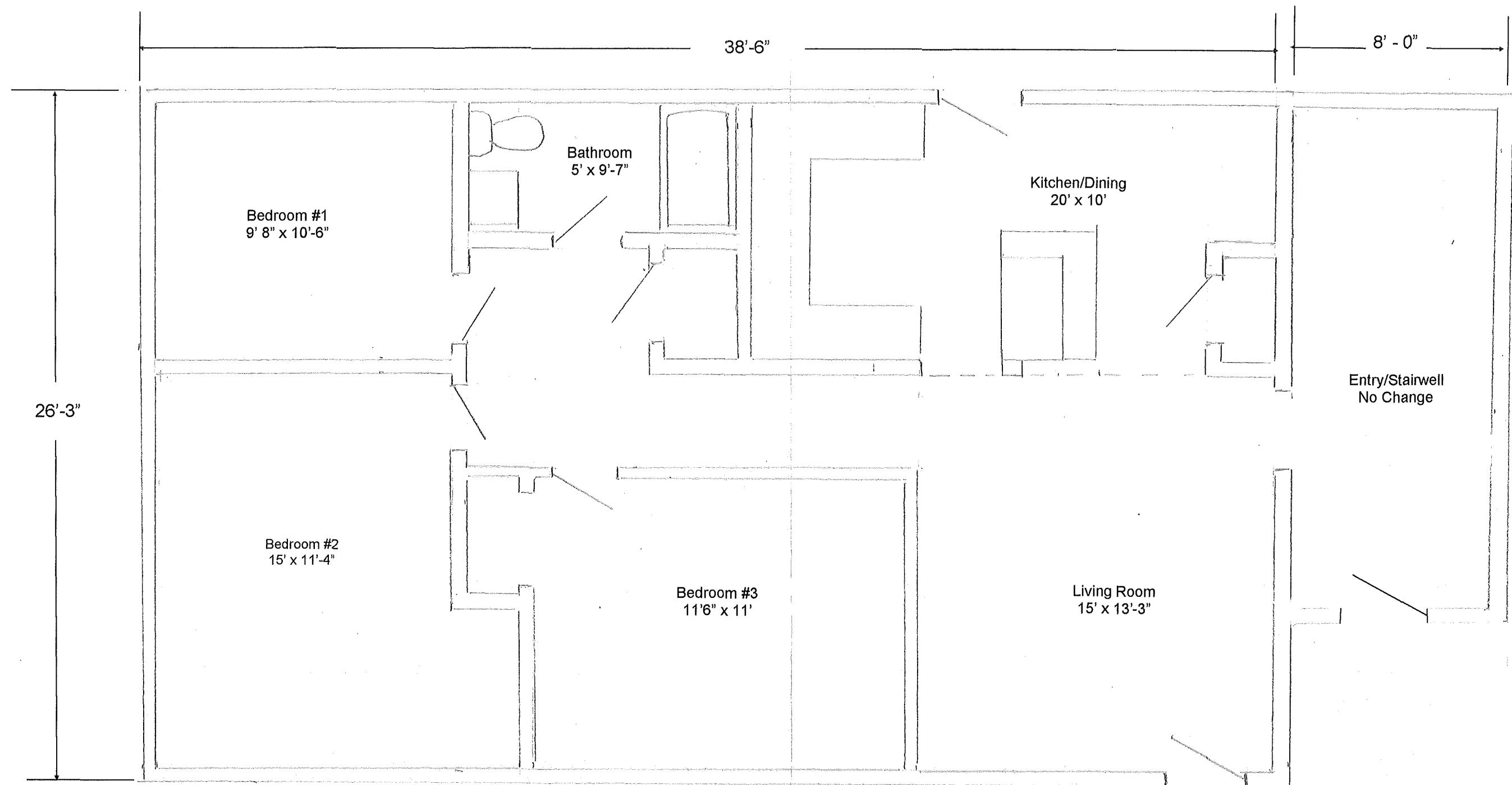
West Elevation

4310 Mohawk Dr, Madison
Elevations

Existing - No Alterations
Masonite siding

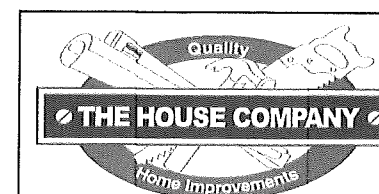
Note: All details are subject to design and site conditions

		582 Enterprise Dr Lake Mills, WI 53551 920/568-8110 WI Contractor # 1362835
9/2416	4310 Mohawk Dr	



Total Volume	
First Floor	12,200
Second Floor	12,200
Basement	12,200
Total	36,600

4310 Mohawk Dr, Madison
Drawing 1 - 1st and 2nd Floor
1/4" = 1 ft



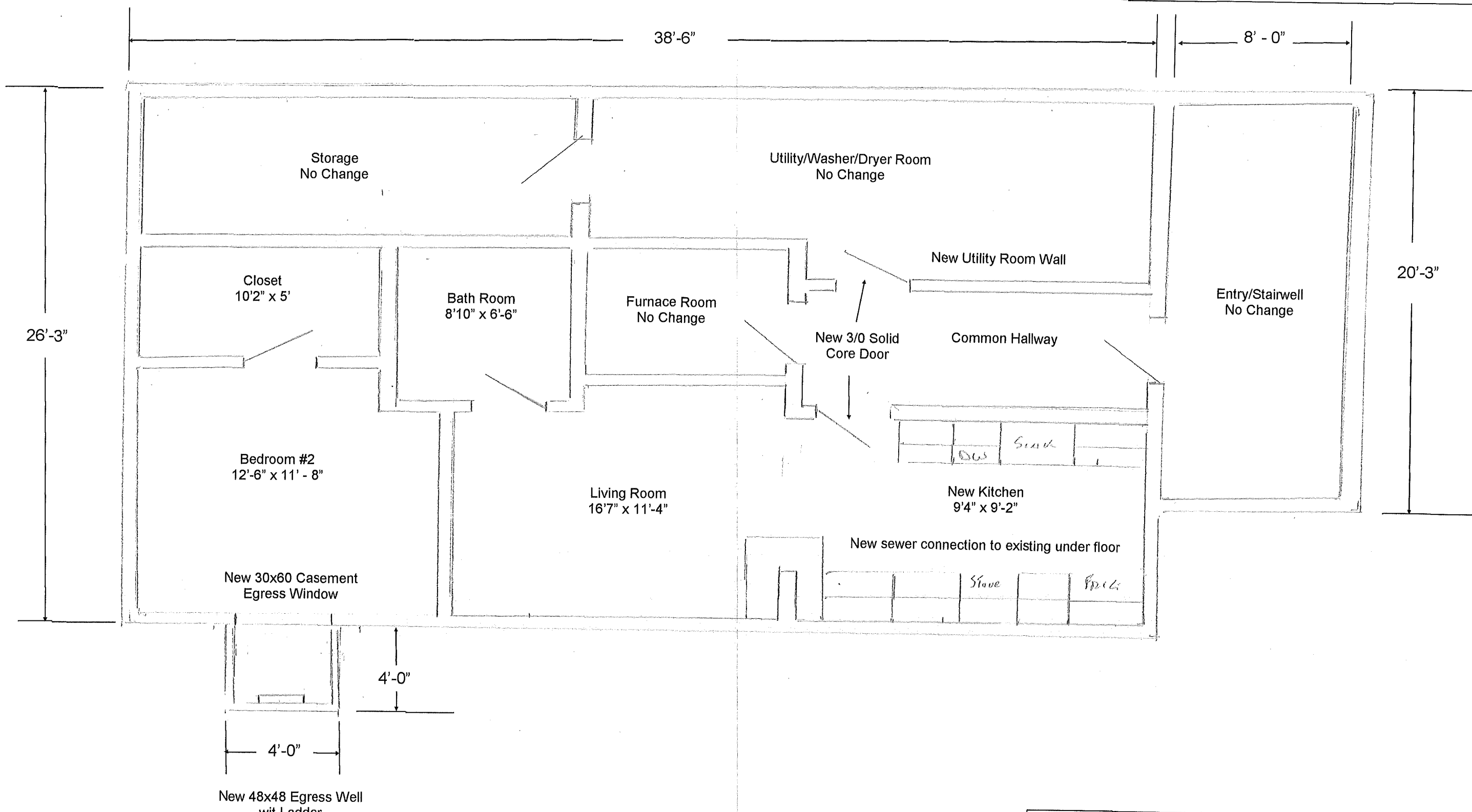
582 Enterprise Dr
Lake Mills, WI 53551
920/568-8110

WI Contractor # 1362835

Note: All details are subject to design and site conditions

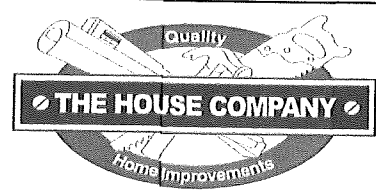
9/2416

4310 Mohawk Dr



4310 Mohawk Dr, Madison
 Drawing 2 - New Basement Apartment
 1/4" = 1 ft

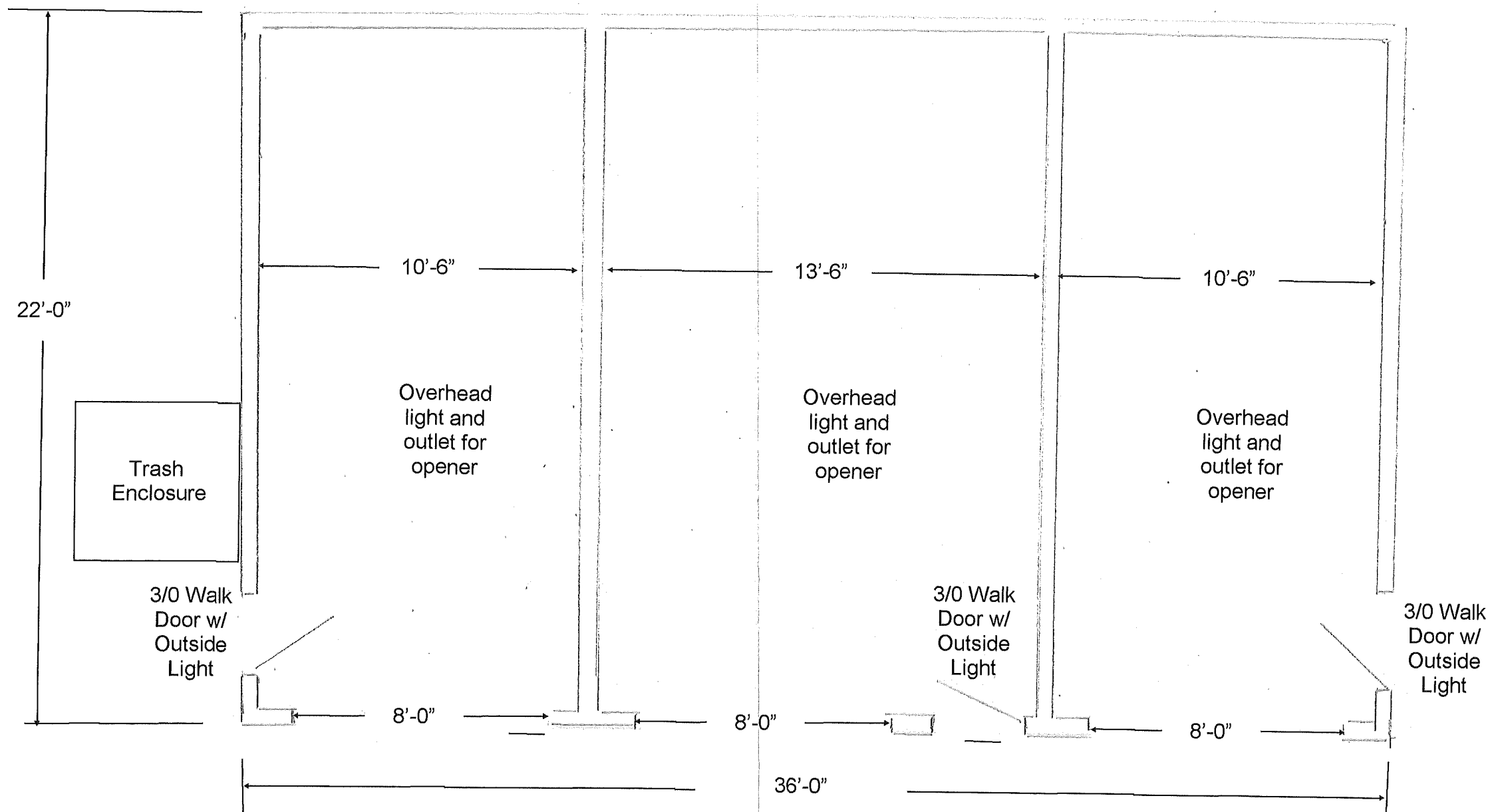
Note: All details are subject to design and site conditions



582 Enterprise Dr
 Lake Mills, WI 53551
 920/568-8110

WI Contractor # 1362835


9/24/16	4310 Mohawk Dr
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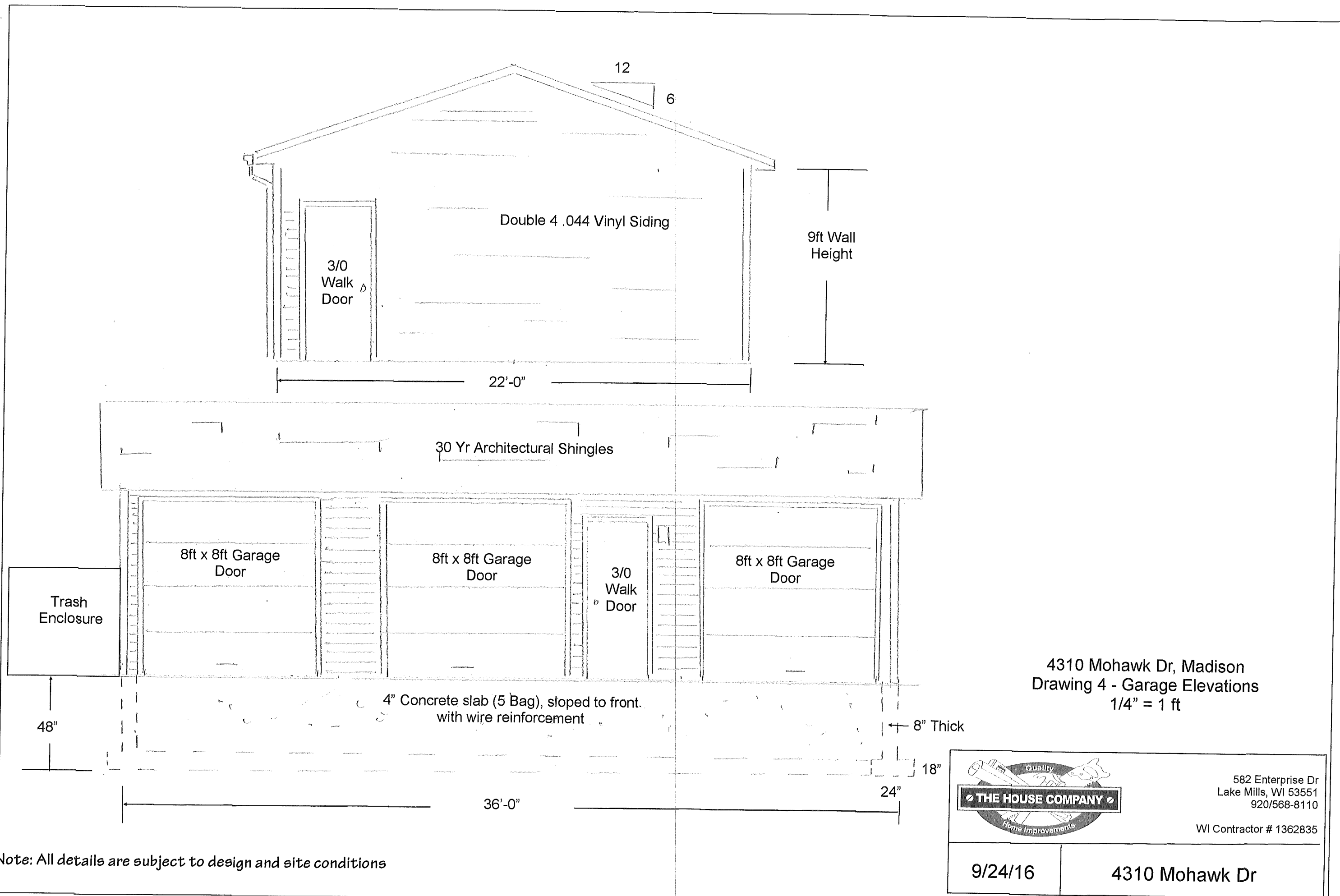
Walls
Roof
Siding
Roof

2x4 studs, 16" OC
6/12 Trusses
Dble 4 - .044 Vinyl
5/8 OSB Sheathing
30 Yr Arch Shingles

4310 Mohawk Dr, Madison
Drawing 4 - Garage Floor Plan
1/4" = 1 ft

 <p>582 Enterprise Dr Lake Mills, WI 53551 920/568-8110 WI Contractor # 1362835</p>	
9/24/16	4310 Mohawk Dr

Note: All details are subject to design and site conditions



4310 Mohawk Dr, Madison
Drawing 4 - Garage Elevations
1/4" = 1 ft

582 Enterprise Dr Lake Mills, WI 53551 920/568-8110 WI Contractor # 1362835	
9/24/16	4310 Mohawk Dr