



Ryan Schultz <theoryshaw@gmail.com>

Re: 335 W. Lakeside St -- Review of a Land Use Application

1 message

James Kreft <baycreek.contact@gmail.com>
To: Ryan Schultz <ryan.schultz@openingdesign.com>
Cc: "Eskrich, Sara" <district13@cityofmadison.com>

Wed, Aug 30, 2017 at 9:39 AM

Hi Ryan-

Sara Eskrich, Bay Creek's Alder, will take the waiver process from here.

Jim

On Wed, Aug 30, 2017 at 9:36 AM Ryan Schultz <ryan.schultz@openingdesign.com> wrote:
Hi Jim,

Thanks for the reply.

I think it can be as simple as submitting a copy of our email correspondence. Per the blurb below, that's in the application, as well talking to Jenny Kirchgatter from Zoning.

Thanks Much, Ryan

notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

ryan schultz

ryan.schultz@openingdesign.com

773.425.6456

312 west lakeside street
madison, wisconsin 53715

On Wed, Aug 30, 2017 at 7:31 AM, James Kreft <baycreek.contact@gmail.com> wrote:
Hi Ryan-

We are trying to figure out if there is a mechanism to give a waiver before the next neighborhood meeting on the 12th of September.

Jim

On Tue, Aug 29, 2017 at 11:10 AM Ryan Schultz <ryan.schultz@openingdesign.com> wrote:

Hi Jim,

My name is Ryan Schultz. I'm an architect representing the owners, Bonnie & Jerry Thiel, of 335 W. Lakeside street.

We are submitting a Land Use Application to request a Conditional Use Approval to reduce the non-residential use of a 1st floor commercial tenant from the minimum (75%) to (61%).

The following link are the drawings associated with this proposal.

<https://www.dropbox.com/s/fcv5dpu152yxk9x/333%20W%20Lakeside%20St%20-%20Full%20Application.pdf?dl=0>

(Follow link, then click on the blue download button on the upper right, to download the pdf to your local computer)

As you are probably aware, the Land Use Application requires that we notify you 30 days before submitting the application.

We were wondering, due to the relatively straightforward nature of this proposal, if you'd be open to waive this 30 day pre-application notification?

If possible, we would like to submit before the next application deadline on Wed. Sept. 6th.

Although included in the PDF link above, I've also copy/pasted the Letter of Intent below to provide a more nuanced understanding of the proposal.

Please let me know if I can provide any further information or clarification.

All the Best, Ryan

Dear Plan Commission,

*The owners of 335 West Lakeside Street, Bonnie & Jerry Thiel, are seeking a conditional use approval relative to *Sec. 28.151(f) - Dwelling Units in Mixed-Use Buildings.* Specifically, this proposal is requesting a reduction of the first floor footprint of a non-residential use from the required 75%, down to 61%.*

A number of years ago, the city had lowered the elevation of Rowell street along the west side of the building. As a result, the two car garage on the south side of the first floor commercial tenant, was rendered inaccessible. In order to re-utilize the garage in some fashion, the owners renovated the space into a studio apartment.

At the time they were unaware that the renovation required a permit, however, due to their desire to renovate the apartment again, they are requesting that this existing residential unit would be allowed to infringe slightly on the 75% minimum requirement of a non-residential area. In other words, 61% of the 1st floor would be allocated to existing commercial, and the remaining 39%, allocated to the existing residential unit.

As the public interest is concerned, due to the fact that this first floor residence has been existing for a number of years, it is speculated there will no additional burden to the interests of the surrounding community.

In addition, this application proposes the introduction of (4) bike stalls--(2) for the commercial unit to the north and (2) for the (3) residential units on the 1st and 2nd floors.

Thank you for your consideration,

*Ryan Schultz
OpeningDesign*

ryan schultz

ryan.schultz@openingdesign.com

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