

LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Parcel # _____

Aldermanic district _____

Zoning district _____

Special requirements _____

Review required by _____

UDC PC

Common Council Other _____

Reviewed By _____

1. Project Information

Address: 335 W. Lakeside St. | Madison, WI

Title: 335 W. Lakeside St.

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Ryan Schultz Company OpeningDesign

Street address 312 W. Lakeside St. City/State/Zip Madison, WI 53589

Telephone 773.425.6456 Email ryan@openingdesign.com

Project contact person Ryan Schultz Company OpeningDesign

Street address 312 W. Lakeside St. City/State/Zip Madison, WI 53589

Telephone 773.425.6456 Email ryan@openingdesign.com

Property owner (if not applicant) Thiel Properties

Street address PO Box 73 City/State/Zip Oregon, WI 53575

Telephone 608.658.1490 Email thielproperties@aol.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Seeking a conditional use approval relative to Sec. 28.151(f) - Dwelling Units in Mixed-Use Buildings. Specifically, this proposal seeks to reduce the non-residential use from (75%) to (61%).

Scheduled start date A.S.A.P. Planned completion date A.S.A.P.

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- | | | |
|----------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Filing fee | <input checked="" type="checkbox"/> Pre-application notification | <input type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input checked="" type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Vicinity map | <input type="checkbox"/> Supplemental Requirements |
| <input checked="" type="checkbox"/> Letter of intent | <input type="checkbox"/> Survey or existing conditions site plan | <input checked="" type="checkbox"/> Electronic Submittal* |
| <input type="checkbox"/> Legal description | <input checked="" type="checkbox"/> Development plans | |

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells Date 6/26/2017

Zoning staff Jenny Kirchgatter Date 6/26/2017

- Demolition Listserv
 Public subsidy is being requested (indicate in letter of intent)

- 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), business association(s), AND the dates you sent the notices:
Alder Sara Eskrich, 608-669-6979, district13@cityofmadison.com
Jim Kreft, 608-509-4917, baycreek.contact@gmail.com

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application 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.

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

Name of applicant Ryan Schultz Relationship to property Architect

Authorizing signature of property owner _____ Date _____

To:

City of Madison
Plan Commission
126 S. Hamilton St.
Madison, WI 53701-2985

From:

Architect	Owner
OpeningDesign Attn: Ryan Schultz 312 W. Lakeside St Madison, WI 53715	Thiel Properties Attn: Bonnie & Jerry Thiel PO Box 73 Oregon, WI 53575

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 <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%.*

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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

773.425.6456

312 west lakeside street
madison, wisconsin 53715



Ryan Schultz <theoryshaw@gmail.com>

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

1 message

Eskrich, Sara <district13@cityofmadison.com>
To: Ryan Schultz <ryan.schultz@openingdesign.com>

Thu, Aug 31, 2017 at 8:08 AM

Hi Ryan,

Please accept this email as a waiver of the 30 day notice, to submit with your application.

Best,

Sara

Sara Eskrich
DISTRICT 13 ALDER
CITY OF MADISON
(608) 669-6979
district13@cityofmadison.com

Subscribe to District 13 updates at www.cityofmadison.com/council/district13/

From: Ryan Schultz <ryan.schultz@openingdesign.com>
Sent: Tuesday, August 29, 2017 11:09 AM
To: Eskrich, Sara
Subject: 335 W. Lakeside St -- Review of a Land Use Application

Hi Sara,

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Ryan Schultz
OpeningDesign

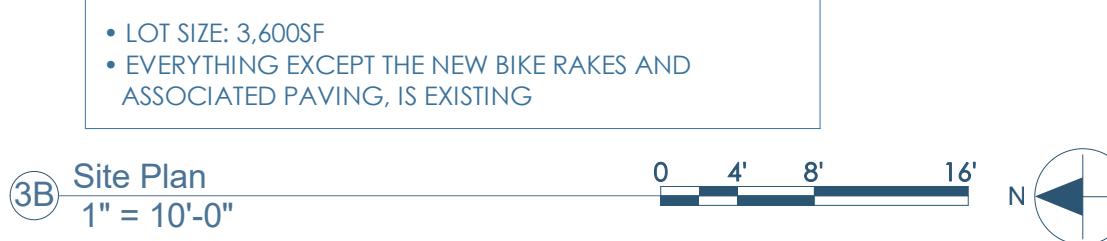
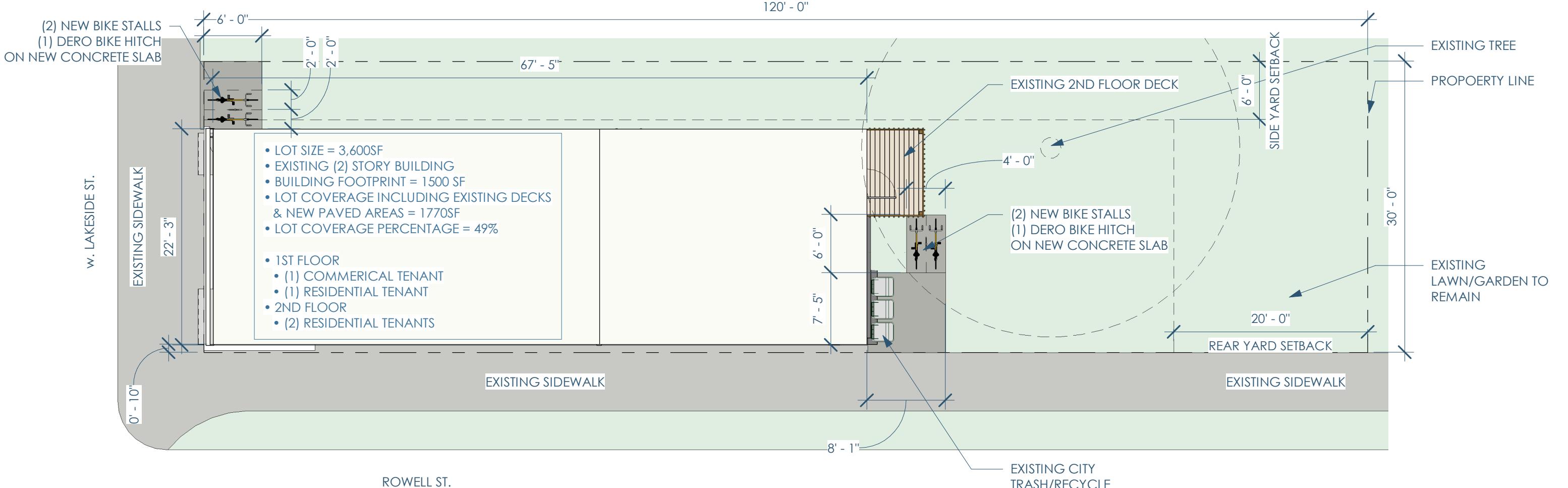
ryan
schultz

ryan.schultz@openingdesign.com

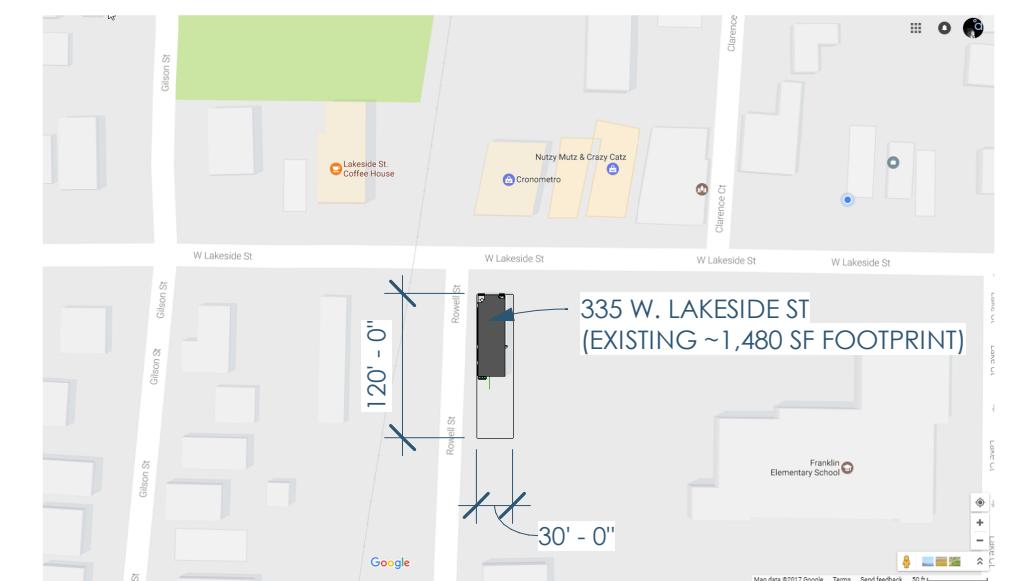
773.425.6456

312

west lakeside street
madison, wisconsin 53715



3A Image of Proposed Bike Rack
12" = 1'-0"





3B Existing Photo - North Side of Building
12" = 1'-0"



2B Existing Photo - North & West Side of Building
12" = 1'-0"



3A Existing Photo - South & West Side of Building
12" = 1'-0"



2A Existing Photo - South Side of Building
12" = 1'-0"



3

2

1

C

C

- LOT SIZE = 3,600SF
- EXISTING (2) STORY BUILDING
- BUILDING FOOTPRINT = 1500 SF
- LOT COVERAGE INCLUDING EXISTING DECKS & NEW PAVED AREAS = 1770SF
- LOT COVERAGE PERCENTAGE = 49%
- 1ST FLOOR
 - (1) COMMERCIAL TENANT
 - (1) RESIDENTIAL TENANT
- 2ND FLOOR
 - (2) RESIDENTIAL TENANTS

RESIDENTIAL (R) TENANT (1)
~(895sf)

RESIDENTIAL (R) TENANT (2)
~(523sf)

BUSINESS (B) TENANT (1)
~(895 sf)

RESIDENTIAL TENANT (2)
~(565 sf)

3B DIAGRAM - ELEVATION - EXISTING
1/16" = 1'-0"

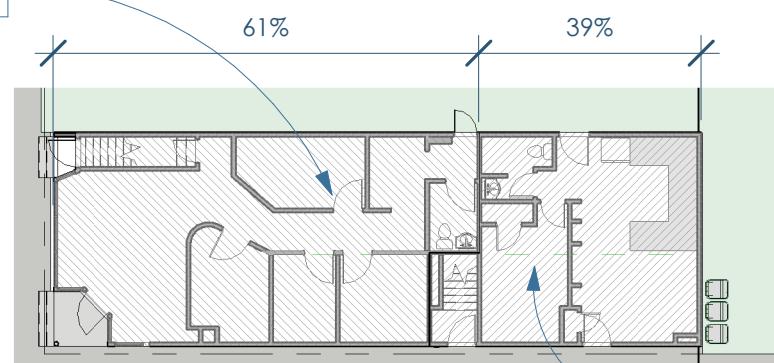


B

B

BUSINESS (B) TENANT
~(895sf)

RESIDENTIAL (R) TENANT (1)
~(895sf)



BUSINESS (B) TENANT (2)
~(565sf)

3A AREA DIAGRAM - 1ST FLOOR - EXISTING
1" = 20'-0"



2A AREA DIAGRAM - 2ND FLOOR - EXISTING
1" = 20'-0"



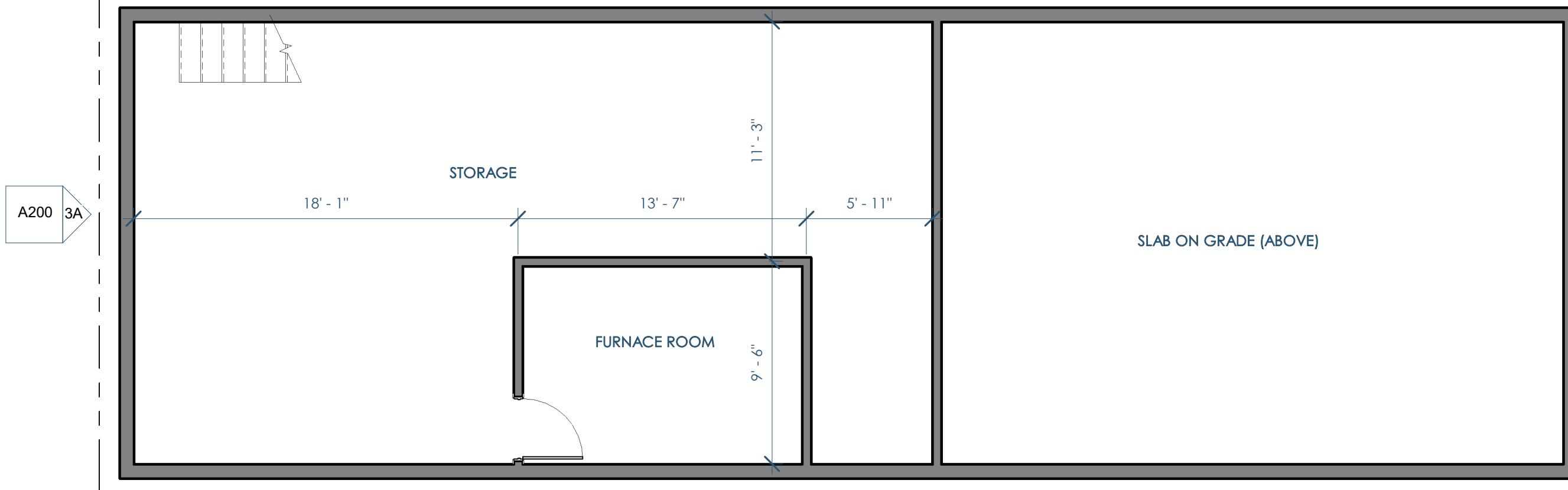
3

2

1

C

C

A202
3A

- EVERYTHING EXCEPT THE NEW BIKE RAKES AND ASSOCIATED PAVING, IS EXISTING

3A Existing Basement Floor Plan
3/16" = 1'-0"

PROPERTY LINE

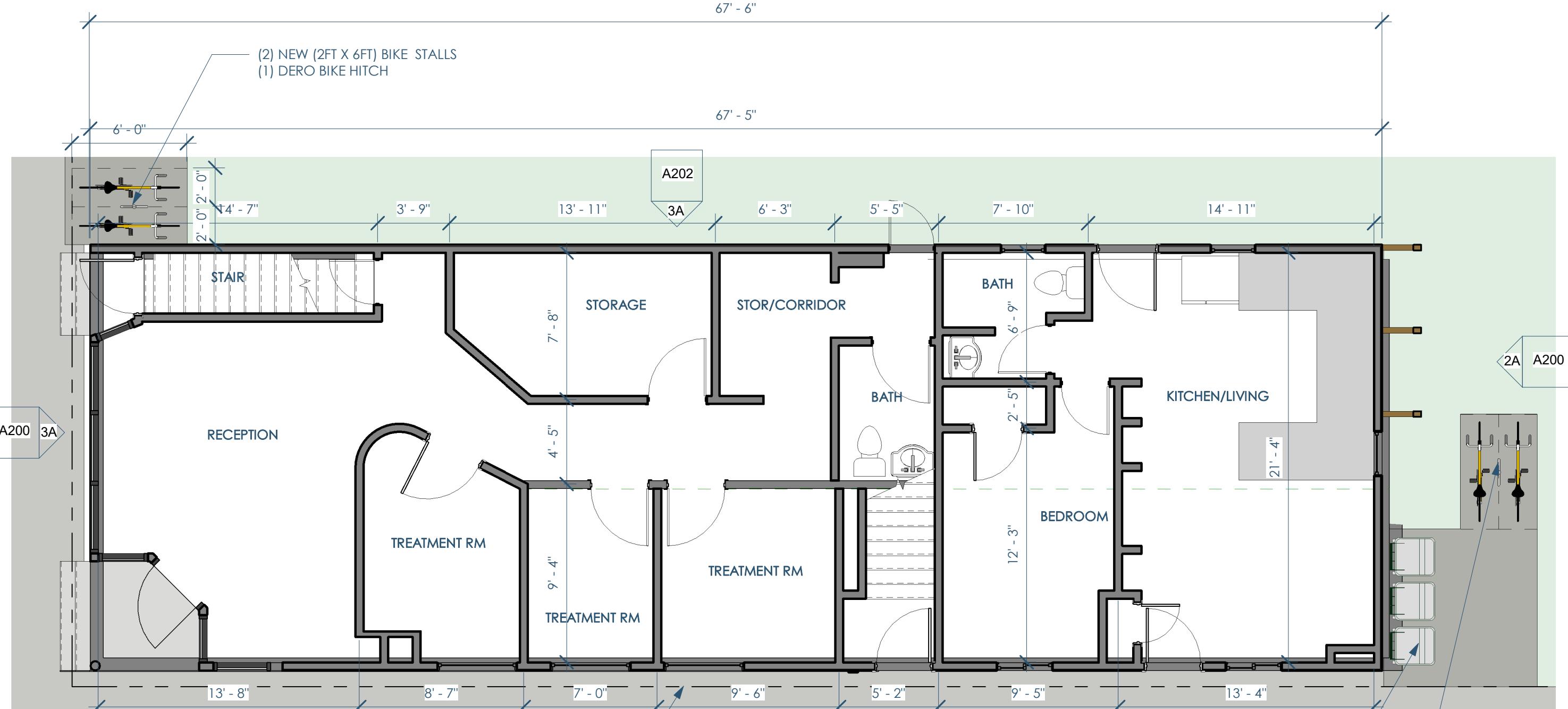
3A
A201

0 4' 8' 12' N



Architect: OpeningDesign
312 W Lakeside Street | Madison, WI 53715
ryan@openingdesign.com | 773.425.6456

335 West Lakeside Street
Madison, WI
10/16/2017 - Floor Plan - Basement - (A100)



3A Existing 1st Floor Plan
3/16" = 1'-0"

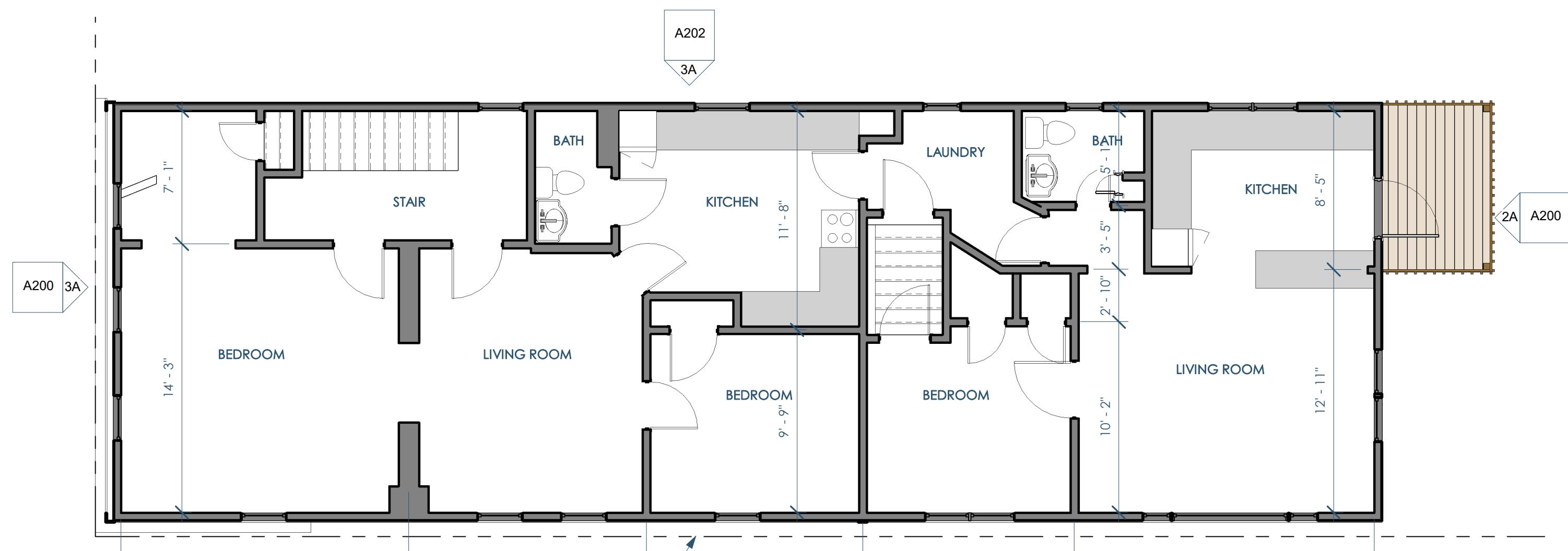
3

2

1

C

C



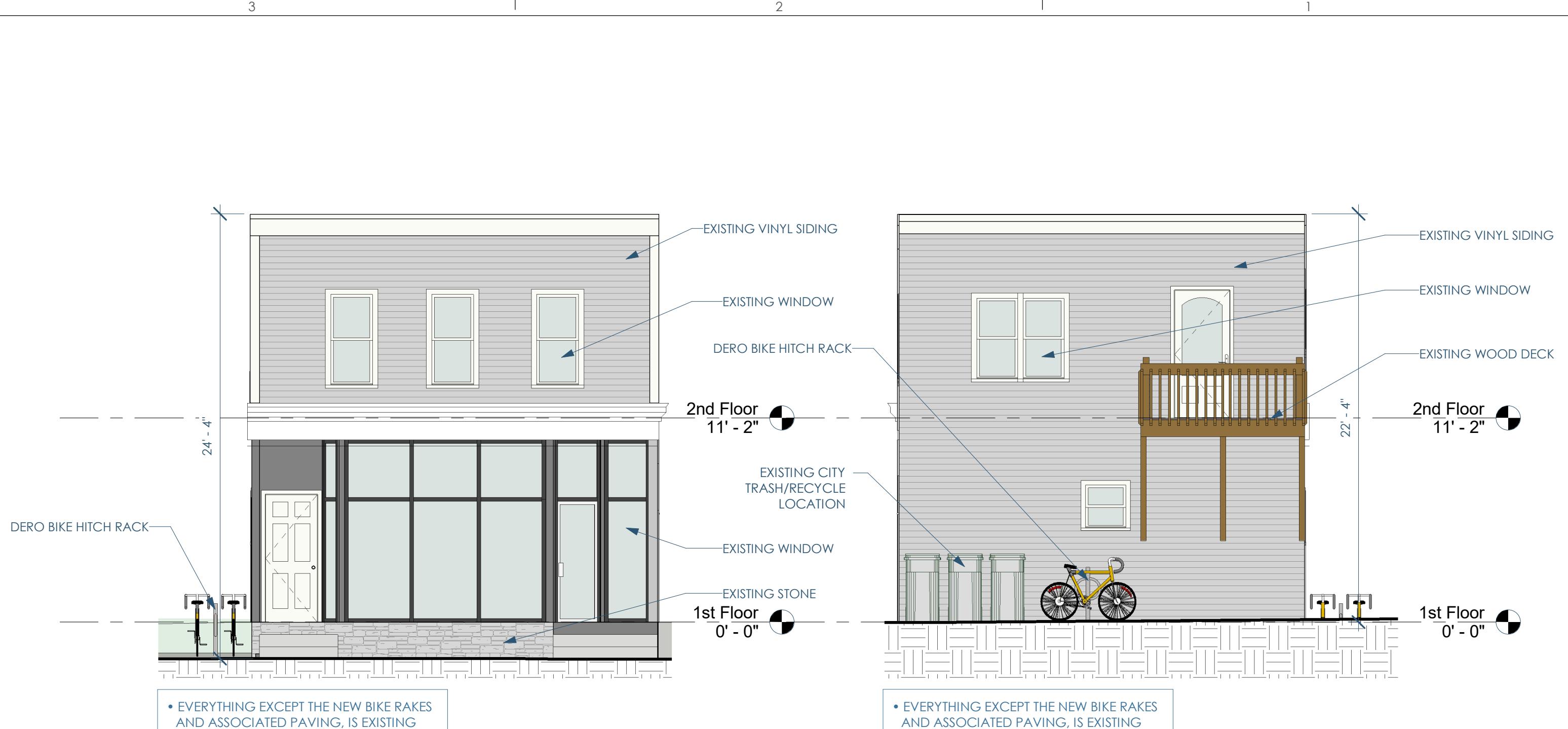
3A Existing 2nd Floor Plan
3/16" = 1'-0"



Architect: OpeningDesign
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335 West Lakeside Street
Madison, WI
10/16/2017 - Floor Plan - 2nd Floor - (A102)





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335 West Lakeside Street
Madison, WI
10/16/2017 - Elevations - North & South - (A200)





3A Elevation - East
3/16" = 1'-0"

0 4' 8' 12'



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335 West Lakeside Street
Madison, WI
10/16/2017 - Elevation - East - (A202)