



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.comSubscribe 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,

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

773.425.6456

312

west lakeside street

madison, wisconsin 53715