

1 EXISTING SITE PLAN 3/32"=1'-0"

M

MORRISON TILLS STUDIO
 841 WEST LAKESIDE ST.
 SUITE A
 608-709-1430
 CONTACT:
 JACOB MORRISON
 608-320-2258

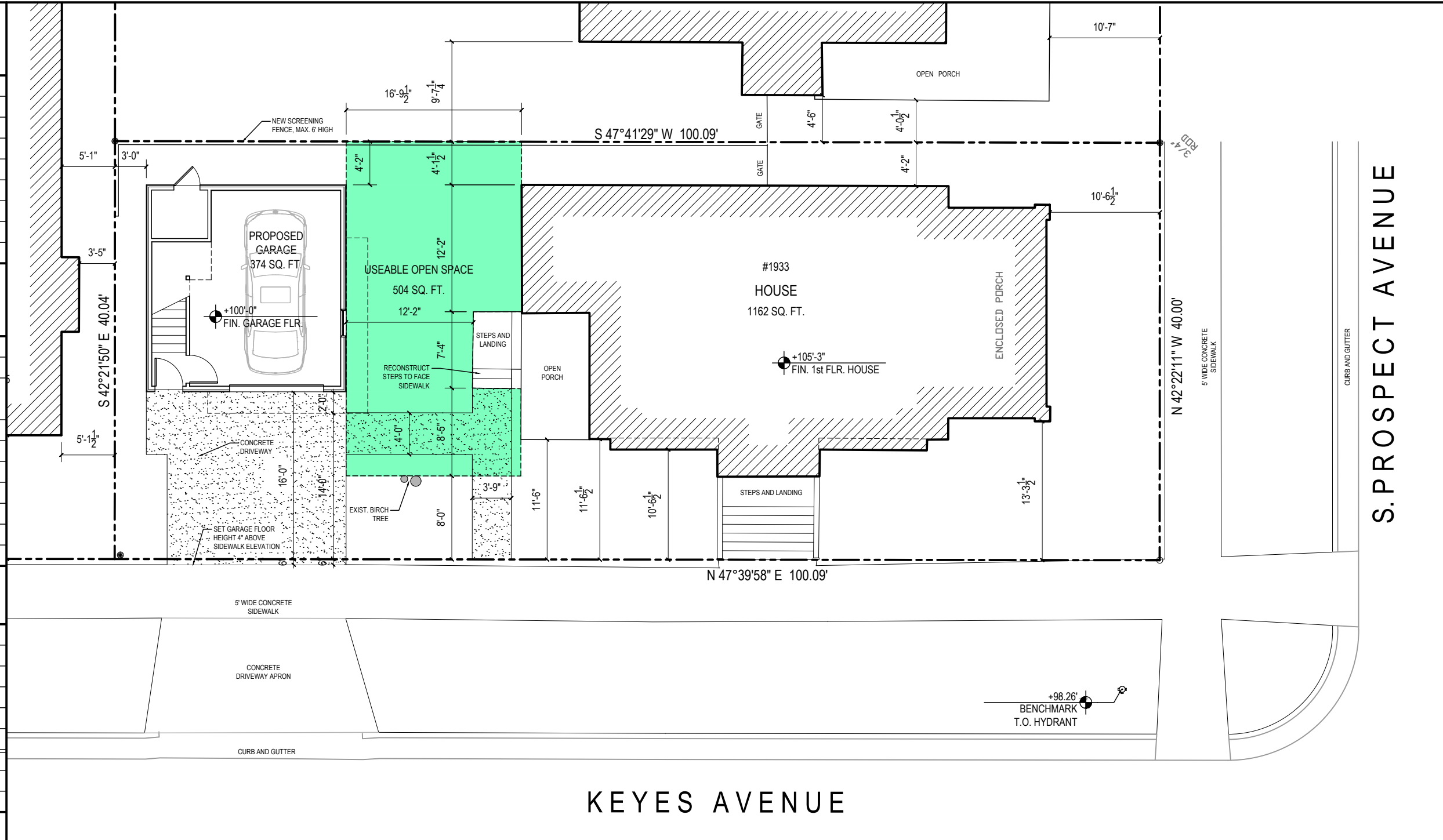
PROJECT:
MORRISON ADU
1933 KEYES AVE.
MADISON, WI 53711

DATE:	04/20/2020	#	DATE	REV.	DRAWING #:
PROJ#:	1917				A1
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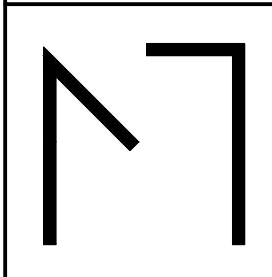
ADU REQUIREMENTS (28.131)		
CRITERIA	28.131 ACCESSORY DWELLING UNITS	PROPOSED ADU
MAX. FOOTPRINT	576	374
LOT	REVERSE CORNER LOT	
FRONT YARD SETBACK	15' (OR SAME AS PRINCIPLE BLDG) EXIST. HOUSE IS 10'-6"	16'
SIDE YARD SETBACK	3'	3'
REAR YARD	3'	4'-2"
MAXIMUM HEIGHT	2 STORIES/35'	2 STORIES 21'-6" APPROX. TO PEAK OF RIDGE
SEPERATION FROM OTHER STRUCT.	MIN. 3'	16'-9"

ZONING REQUIREMENTS FOR TR-C3 (28.044)		
CRITERIA	28.044 TR-C3 (SINGLE-FAMILY DETACHED)	1933 KEYES AVE
LOT AREA (SQ. FT.)	3000	4000
LOT WIDTH	30'	40'
FRONT YARD SETBACK	15'	8' (EXIST. - UNCHANGED)
MAX. FRONT YARD SETBACK	NO MORE THAN 20% GREATER THAN AVG. - UP TO 30' MAX.	
SIDE YARD SETBACK	10% OF LOT WIDTH <50'=4'	GREATER THAN 4' ON BOTH SIDES (EXIST. UNCHANGED)
REAR YARD	20'	4'-1 1/2" (EXIST. - UNCHANGED)
MAXIMUM HEIGHT	2 STORIES/35'	2 STORIES/31' APPROX.
MAXIMUM LOT COVERAGE	75%	54% (SEE AREA INFO CHART)
MAXIMUM BLDG COVERAGE	N/A	
USABLE OPEN SPACE (SQ. FT. PER D.U.)	500	504

LOT COVERAGE (SQUARE FOOTAGES)	
AREA INFO	
AREA OF HOUSE AT GRADE	1240
GARAGE/ADU	374
FRONT STEPS/WALK	78
DRIVEWAY	308
SIDE STAIRS/WALK	161
TOTAL LOT COVERAGE =	2161
% OF LOT AREA (6076SF) =	54% (2161sf coverage/4000 total lot area)



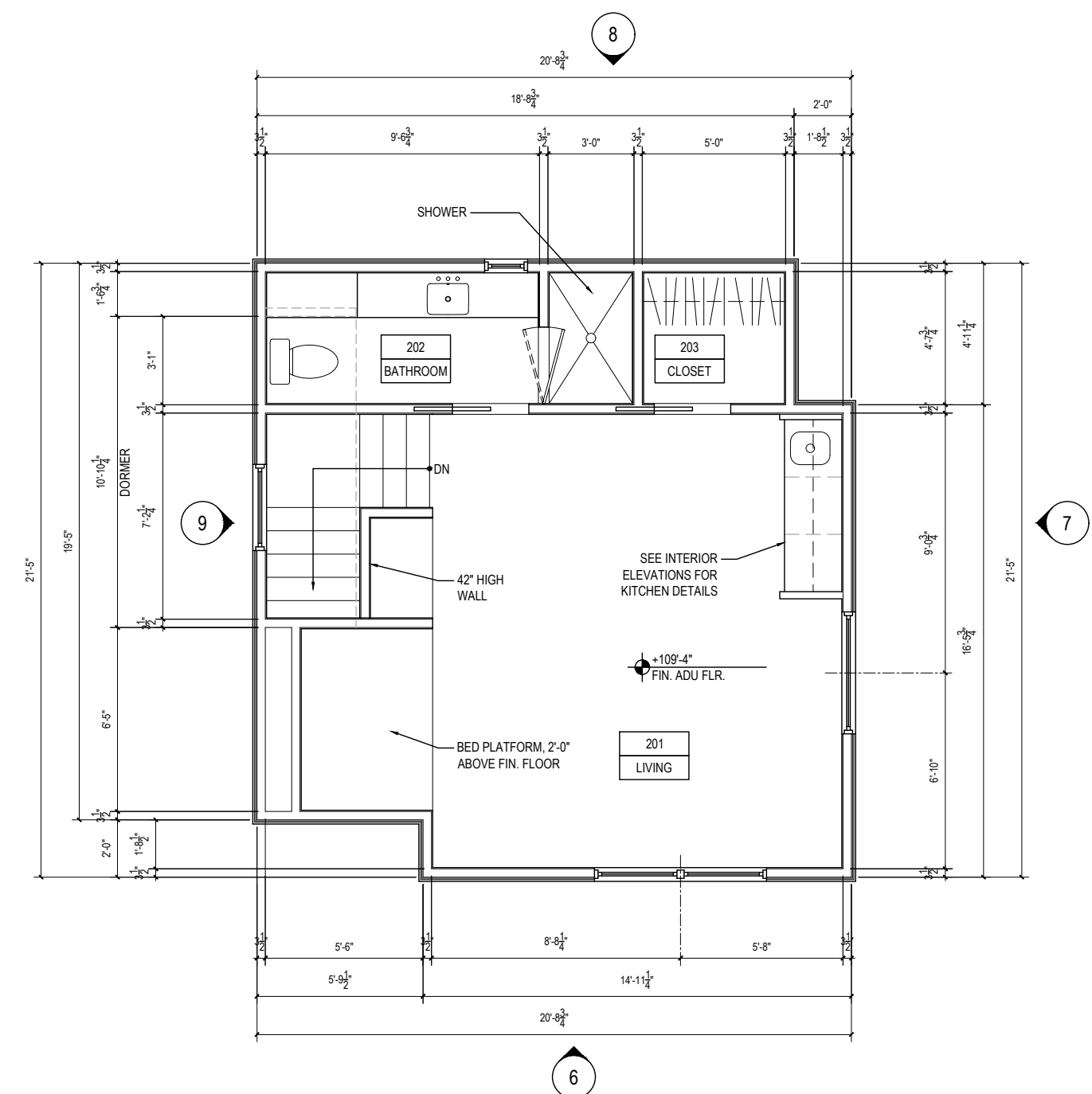
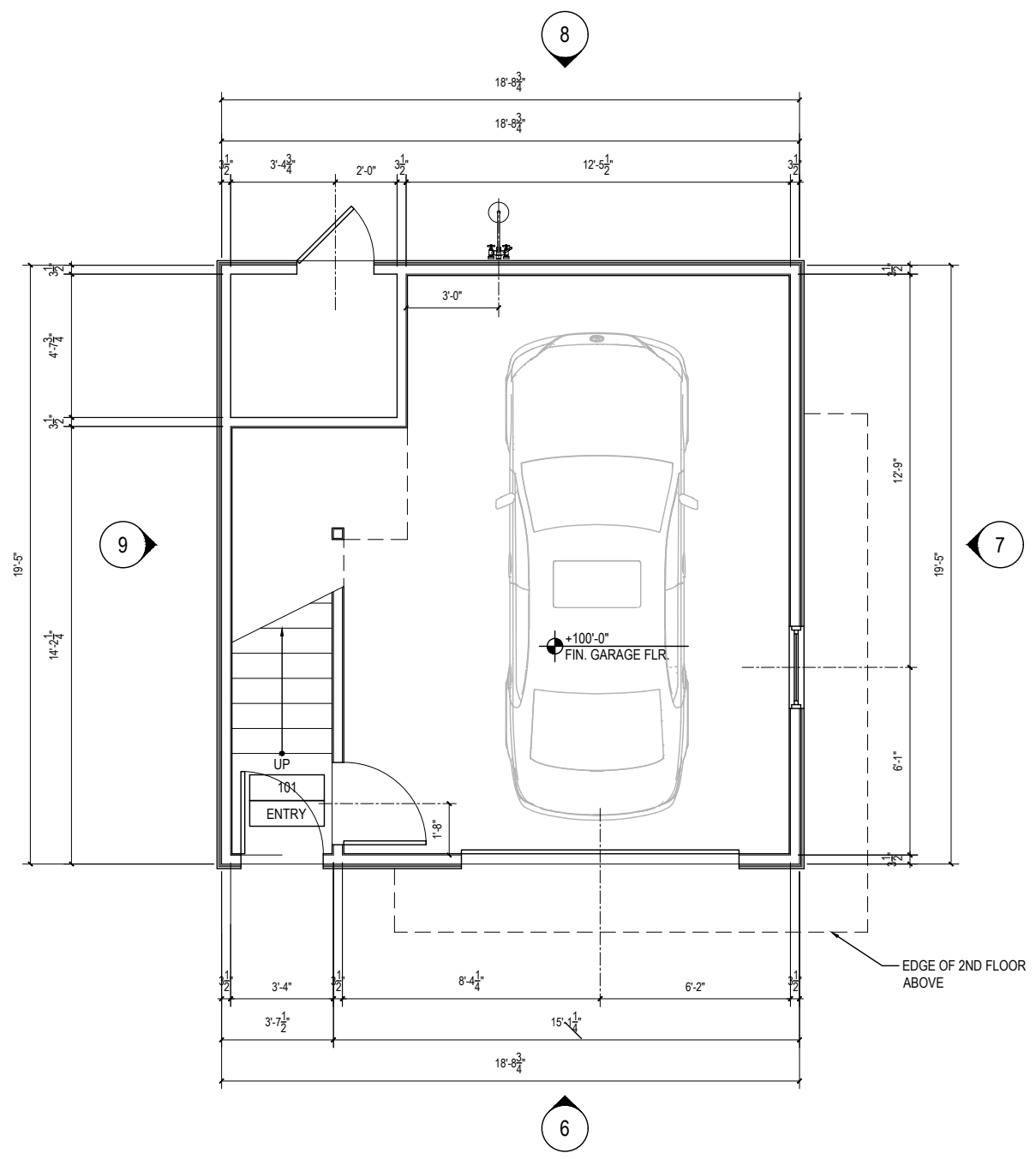
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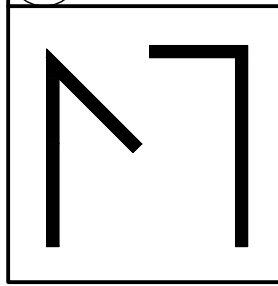
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1 FIRST FLOOR PLAN

2 SECOND FLOOR PLAN 3/16"=1'-0"



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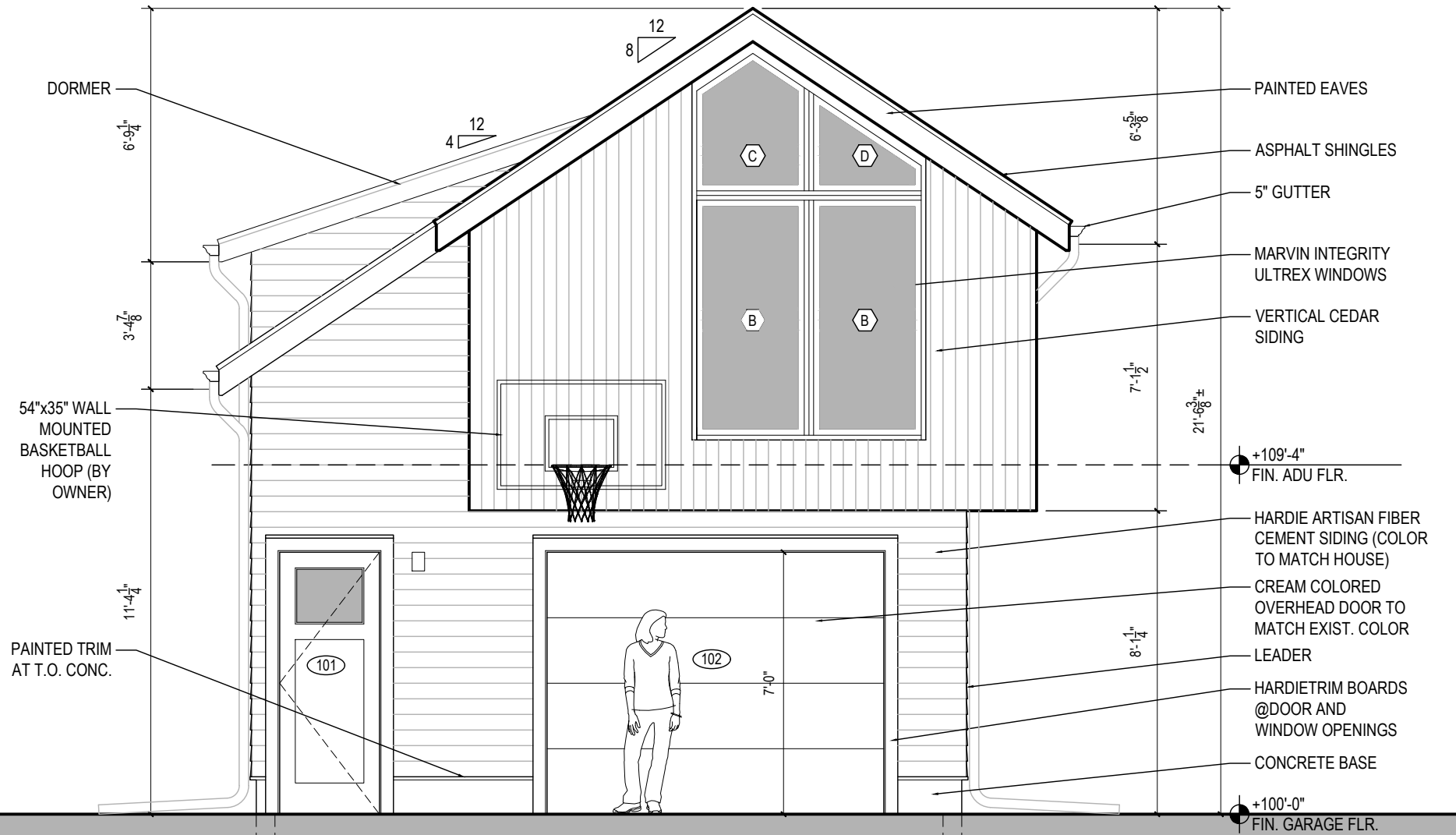
1 EXISTING NORTH (STREET) ELEVATION 1/4"=1'-0"

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			PROJ#: 1917				
	#	DATE	REV.				
1	04/20/2020	LU APPLIC.					



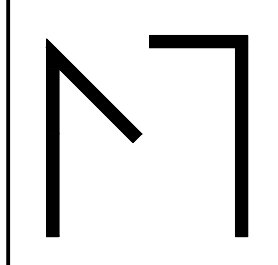
1 PROPOSED ADU NORTH (STREET) ELEVATION 1/4"=1'-0"

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	PROJ#: 1917		# DATE	REV.	A5		
	1 04/20/2020	LU APPLIC.					



1 NORTH (STREET) ELEVATION

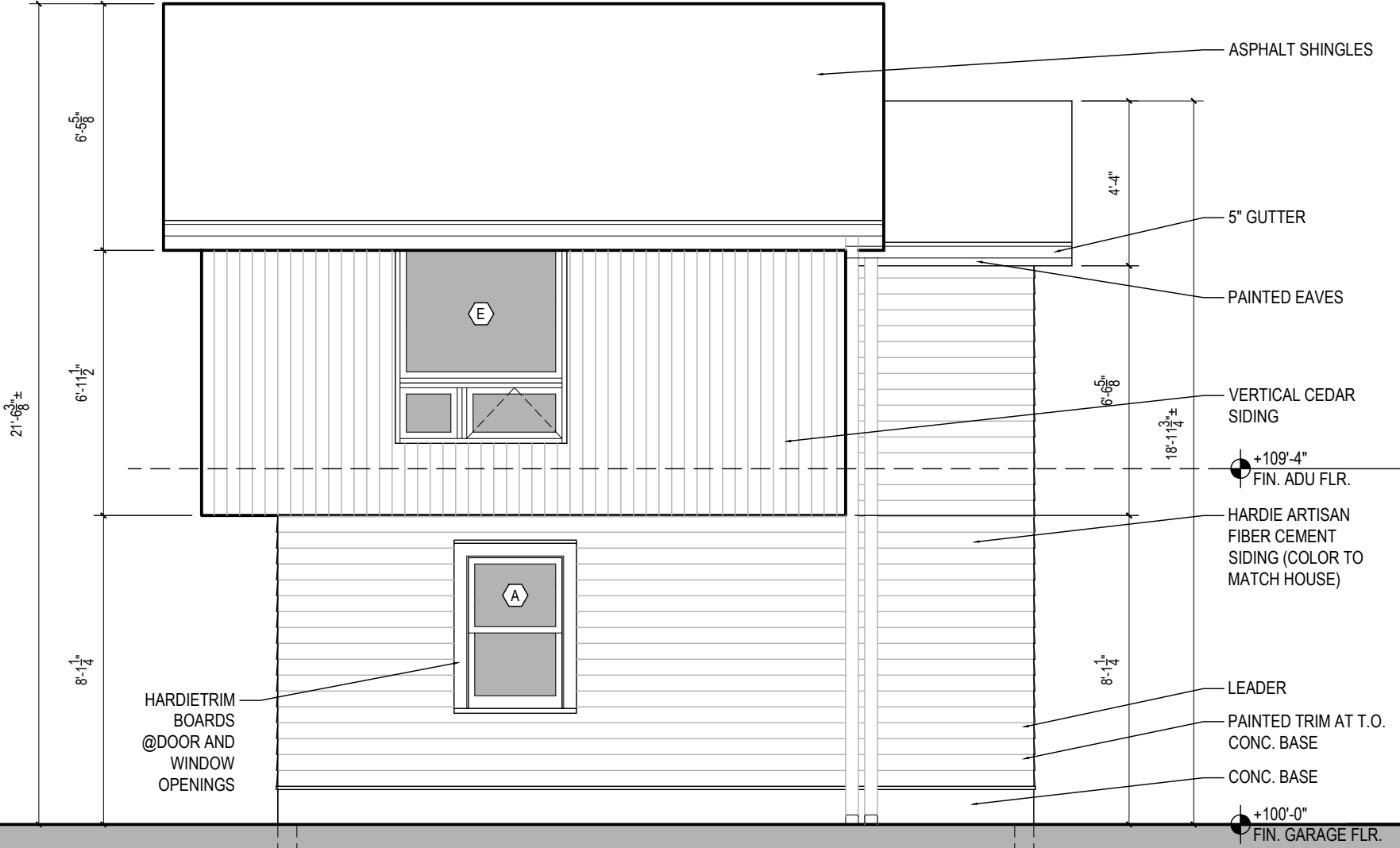
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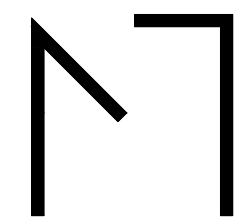
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1 WEST ELEVATION

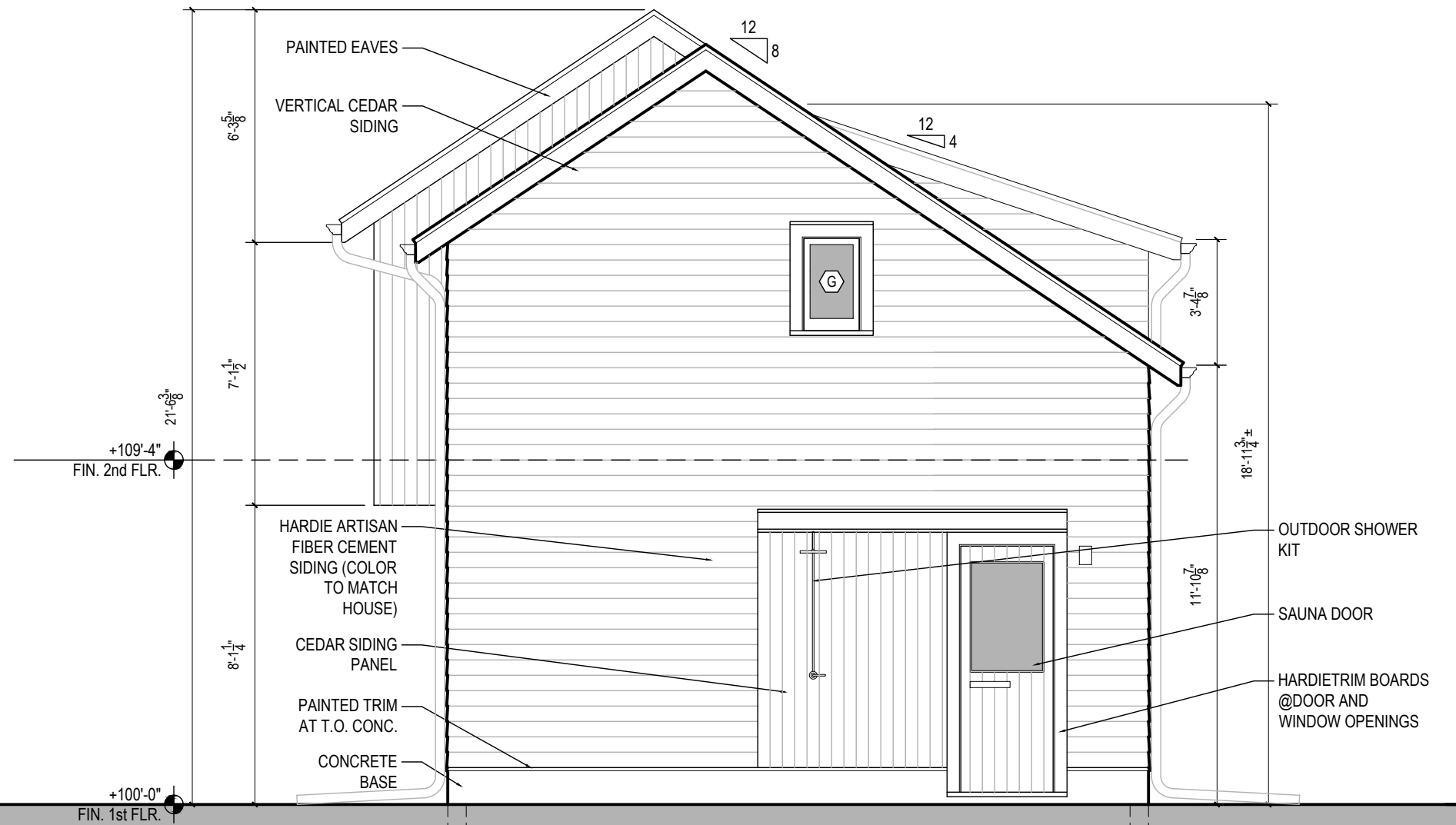
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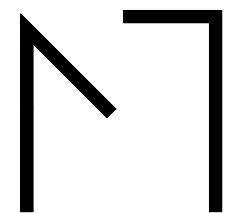
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1 SOUTH ELEVATION

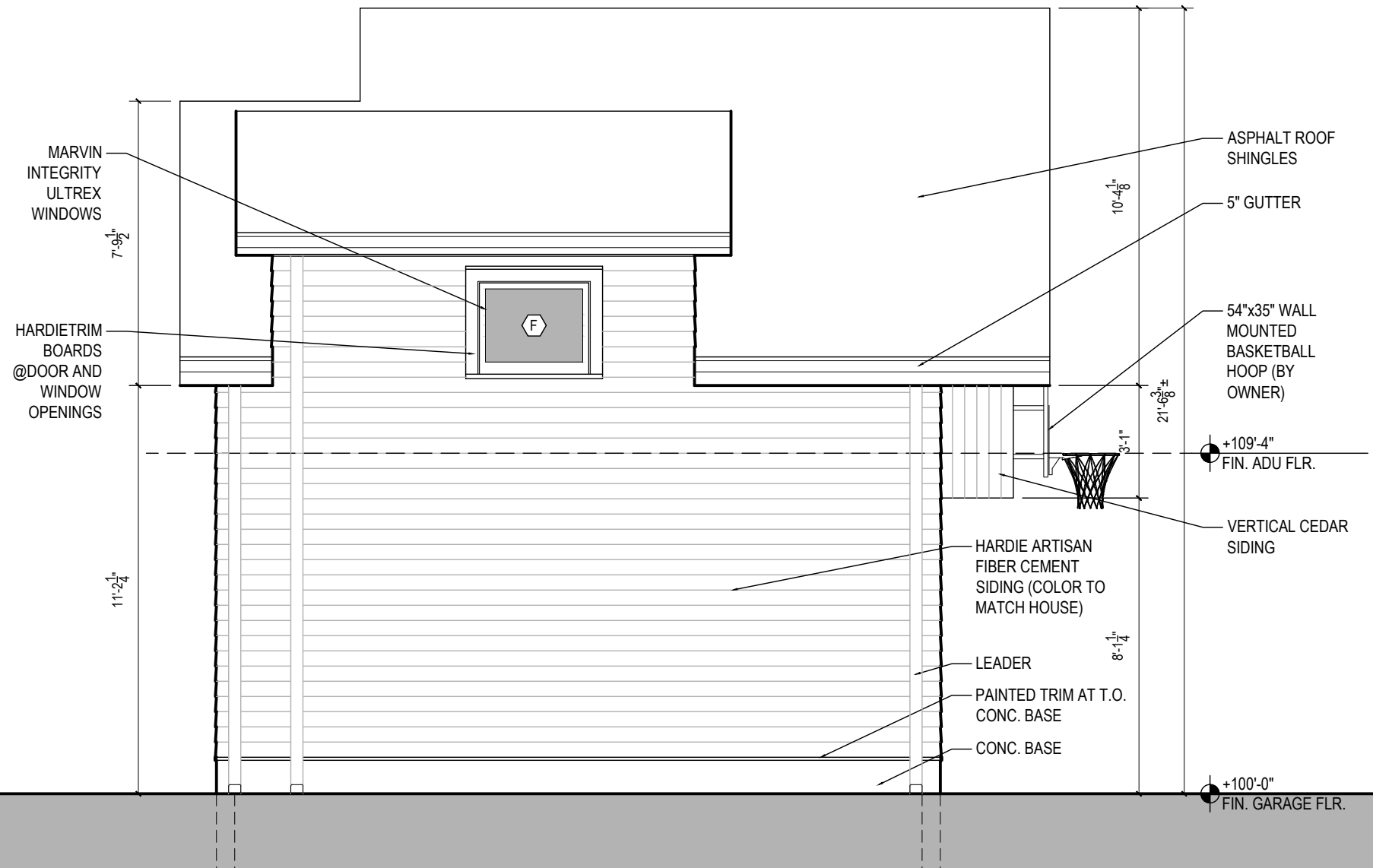
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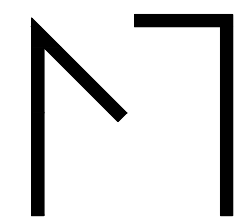
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1 EAST ELEVATION

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