

April 3, 2013

Ms. Nancy E. Fey  
Chair, Planning Commission  
Department of Planning and Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701

Re: 1030 Vilas Avenue Conditional Use Application

Request

We wish to construct a detached garage with a second story accessory dwelling unit (ADU) on our property at 1030 Vilas Avenue.

We seek two conditional use permits:

- (1) a permit for a second story accessory dwelling unit per Zoning Code §28.151;
- (2) a permit for the associated detached garage with a footprint in excess of 576 sq ft. per Zoning Code §28.131(2)(b).

Project Name: Stevenson Carriage House

Project Team

Owners: Karen and Rodney Stevenson  
1030 Vilas Avenue  
Madison, WI 53715  
(608) 284-0175

Manager: David Blecker, PE  
Phase 3 Energy LLC  
7295 E. Cates Road  
Belleville, WI 53508  
(608) 235-5356

Designer: Mark Hinrichs  
Design Coalition, inc.  
2088 Atwood Avenue  
Madison, WI 53704  
(608) 246-8846

Surveyor: Paul Spetz  
Isthmus Surveying LLC  
450 North Baldwin Street  
Madison, WI 53703  
(608) 244 1090

Description of Existing Property

The property is a corner lot at the intersection of Vilas Avenue and South Mills Street. The lot is rectangular, 11,253 sq. feet in size (121' x 93') and has 2.5 story dwelling with approximately 3,600 sq ft living space and an attached garage. This site is zoned TR-C3.

The home was designed by Madison Architects James and Edward Law and built in 1919 for Dr. William and Alma Ganser. Dr. Ganser was a surgeon at Madison General Hospital and maintained a clinic to serve the Greenbush community. The State Historical Society of Wisconsin in 1996 deemed the house as a property with historical significance. The house is not listed as a landmark building.

The house is a brown brick structure in the Colonial Revival style. It has been a single family dwelling since it was built. Since purchasing the house in 1996, we have upgraded or replaced all plumbing, heating and electrical systems; have maintained the home's structural integrity and original architectural features; and have developed the yard to include multiple gardens and other ornamental plantings.

### Project Schedule

Construction on the project will begin on or about July 1, 2013 and be completed on or about November 30, 2013.

### Project Details

#### Carriage House

dimensions - 22-feet wide by 35-feet deep by 25-feet high at peak.

two car detached garage - 970 sq ft

accessory dwelling unit - 690 sq ft conditioned space

footprint - 7 percent of lot size

total square footage - 21 percent of existing dwelling

use - intended for guest use or for rental for no more than two un-related people.

design and materials - The carriage house design has roof pitch, trim, projecting eaves, window proportions, roofing and siding consistent with the existing structure. The lower level of the carriage house will be clad in traditional brick with a texture and color similar to the main dwelling. The second level will be finished in grey-green fiber cement siding with a Dutch lap profile. Architectural asphalt shingles will be used for roofing. The garage door will be wood with a traditional carriage house design.

The State Historical Society of Wisconsin has reviewed the project for compatibility with the existing house and have determined that the proposed project meets their requirements.

#### Driveway

The existing driveway, a plain cracked concrete pad, will be replaced. The new driveway will be textured colored concrete. The driveway curb cut will be relocated approximately 15-feet south along Mills Street to provide an entrance aligned with the new carriage house. The new driveway will provide a cleaner visual separation from the adjoining property on Mills Street. There will be no increase in parking spaces.

#### Utilities

Existing water, sanitary, natural gas and electrical service will be extended to the ADU from the main house as shown on the site plan.

#### Landscaping

We have extensively landscaped our property with perennial and ornamental plantings. Because the ADU will be located on the portion of the property that is now covered by the concrete driveway, there will be no significant impact on existing landscaping. The ADU

air conditioning condenser unit will be placed behind the carriage house and screened with wood lattice.

Water Management

The proposed project will not increase the impermeable surface area of the site and therefore will not increase the volume of water runoff. Our property is adversely affected by run off from the adjacent property along Mills Street. We will build a low concrete retaining wall along the north property line to prevent overflow from the neighboring property from spilling into the carriage house. In addition, the ADU will be outfitted with gutters that drain below grade to reduce the amount of water runoff from the site.

Concurrent Work

Work on the proposed structure will be carried out at the same time as work on the existing single car garage. The existing single car garage will be converted into a three season garden room. The brick walls that are bowing out will be trued and the sinking and cracked garage floor will be replaced. A door to the patio will be installed facing the patio and the existing garage door will be replaced with windows and a door.

Pre-Application Notifications

Met with Matt Tucker (zoning) and Heather Stouder (planning staff) on 3/15/2013.  
Notified District Alder Sue Ellingson, October 2012; the Greenbush Neighborhood Council, February 2013; and provided plans to the majority of homeowners within a 200-foot radius.

Other Application Information

The project is located in tax assessment area 21

The project is not located in a TIF District

The estimated construction cost for this project is \$75,000

No public funding is requested

The property values, as reported by the City Assessor in its 2012 assessment are as follows:

Land	\$101,100
Improvements	\$355,500
Total	\$456,600

Property Legal Description

Parcel Number: 070923308097

Greenbush Add, W 33 ft of S 121 ft Of Lot 8 And S 121 ft Lot 7, Block 10

Respectfully Submitted,



Rodney Stevenson

Pictures of Existing Home



FIGURE 1. NORTH ELEVATION (FROM VILAS AVE)



FIGURE 1. SOUTH ELEVATION (SHOWS EXISTING GARAGE)

FIGURE 3. EAST ELEVATION (FROM MILLS ST.)



FIGURE 3. EAST ELEVATION (FROM MILLS ST.)



FIGURE 2. WEST ELEVATION



FIGURE 5. LOCATION FOR CARRIAGE HOUSE FROM MILLS ST.



FIGURE 6 .LOCATION FOR CARRIAGE HOUSE FROM MILLS ST.