

July 15, 2014

City of Madison
Department of Planning and Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53718

Re: Letter of Intent

We are the owners of the contiguous properties, 1030 Vilas Avenue and 315 South Mills Street. We want to join the two properties, remove the house from the 315 S. Mills St. lot, build an attached structure with a garage and accessory dwelling unit, and build a carport.

We are applying for:

- (1) a demolition permit to remove a house at 315 S. Mills Street,
- (2) a conditional use permit for an accessory dwelling unit, and
- (3) permission (as might be necessary) for joining the 1030 Vilas Avenue and 315 South Mills Street properties.

On May 20, 2013, the Plan Commission approved a conditional use permit for the construction of a detached garage and accessory dwelling unit at 1030 Vilas Avenue. This request replaces the previous project.

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

Existing Properties

1030 Vilas Avenue is an 11,253 sq ft rectangular corner lot (121 ft x 93 ft) with a 2.5 story house that has 3,600 sq ft of living space and an attached garage. The site is zoned TR-C3. The house is a single family brick home built in the Colonial Revival style. It was designed by Madison Architects James and Edward Law and built in 1919 for Dr. William and Alma Ganser. In 1996, The State Historical Society of Wisconsin listed the house as a State of Wisconsin historic property.

Since purchasing the house in 1995, we upgraded or replaced the plumbing, heating and electrical systems; improved the home's structural integrity; maintained the original architectural features; and re-landscaped the grounds adding flower gardens and ornamental plantings, replacing several trees, and laying stone walkways.

315 South Mills Street is a 3,190 sq ft rectangular lot (29 ft x 110 ft) with a single story bungalow style house that has 1,196 sq ft living space (748 sq ft on 1st floor and 448 sq ft in the basement) and a detached shed. The site is zoned TR-C3. The house was built in 1884 on the site where the 1030 Vilas Ave. house now stands. When the 1030 Vilas Ave. house was built, the bungalow was moved to its current location. From 1995 until 2007, the house was an owner occupied dwelling. From 2007 until June 2014, the house was student rental. Currently the house is vacant.

The house is set back 46 ft from the sidewalk and 1.4 ft from the south side lot line.

The 315 S. Mills St. house has been very poorly maintained. The exterior has fading aluminum siding and peeling wood trim. The rear porch is rotting. The roof is covered in part with non-matching shingles and in part with black rubber. The gutters do not have downspouts. Various windows are not trimmed, sized properly, and have broken operating mechanisms. The rooms are small. The bathroom is very cramped and poorly laid out. Some floor joists are rotting at the foundation wall. The house is poorly weatherized.

Joining properties - The 29 ft x 93 ft northwest portion of the 315 S. Mills St. lot will be joined with the 1030 Vilas Avenue lot. The result will be a 150 ft x 93 ft rectangular lot (13,950 sq ft). The remaining 29 ft x 17 ft northeast portion of the 315 S. Mills lot will be joined with the 1022 Vilas Avenue lot.

(Draft Certified Survey Map attached)

Project Schedule

The project will begin after the approval of the requisite permits and will be substantially completed in Spring 2015.

Project Details

Demolition - The Mills Street house will be moved or demolished shortly after receiving the requisite permits.

We have made effort to have the house moved, but so far to no avail. We offered to give and move the house for free to the Deer Park Buddhist Center. After assessing at the condition of the house and the costs of rehab, the Center declined. We offered the house to a friend who considered moving it to use as rental property, but he subsequently declined. We are listing the house on Craig's List for \$1 and removal. To date there have been no inquiries.

(Proposed demolition recycling plan attached.)

Attached structure - 1175 sq ft with two car garage, storage, and mechanical room on the first floor; accessory dwelling unit on the second floor; and attic storage. In addition to the attached structure there is an 8 ft x 6 ft breezeway connecting to the existing house.

Accessory dwelling unit - 695 sq ft conditioned living space (19.2% of existing living space) to be used for rental to a family or no more than two unrelated individuals.

Design and materials - The attached structure will have roof pitch, trim, projecting eaves, window proportions, roofing and siding consistent with the existing house. The lower level will be sided with traditional brick of texture and color similar to what is on the house. The upper level will be clad with medium grey-green siding (painted beveled cedar or smooth

fiber glass/fiber cement with Dutch lap profile). Gray-green architectural asphalt shingles will be used for roofing.

Utilities - Water, sanitary, natural gas and electrical service currently connected to the 315 S. Mills St. house will be connected to the attached structure. An electric connection for a portion of the lower level may be run from the existing house.

Accessory building (carport) - 425 sq ft (3% of lot size, 23% of rear yard setback) two car carport used for either the main residence or rental to ADU tenants or others.

Paving - 741 sq ft (40% of rear yard setback). There will be parking space for up to 6 cars (two car garage, two car carport, two open parking spaces). Parking will open onto the alley.

Landscaping - Land around the new structures will be graded and landscaped with flower gardens and other plantings consistent with the current 1030 Vilas landscape. Since the new structures replace the existing driveways and 315 S. Mills St. house, there will be no significant impact on the existing landscaping of the Vilas Avenue site.

Water management - The proposed project will not increase the impermeable surface area of the joined lot and therefore will not increase the volume of water runoff. Water will be directed onto the property without flowing into the alley or neighbor's property. The attached structure will have gutters that drain below grade to reduce water runoff.

Concurrent work - The existing attached garage will be converted to a three season garden room. The brick walls will be repaired as necessary and the sinking and cracked floor will be replaced. The west windows will be refurbished, and the east windows replaced with a door opening to the patio. The garage door opening will be replaced with windows and an entry to the breezeway connecting with the new structure.

Pre-Application Notifications

Met with Heather Stouder (planning) and Matt Tucker (zoning) June 19, 2014.

Notified Alder Lucas Dailey May 9, 2014 (email and response attached).

Notified the Greenbush Neighborhood Council May 9, 2014 (email and response attached).

Provided plans to the majority of homeowners within a 200-foot radius (handout attached).

Submitted Plan Commission Demolition Permit Interested Parties Notification Website Form (April 24, 2014)

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 \$80,000.

No public funding is requested

The property values, as reported by the City Assessor in its 2014 assessment are as follows:

1030 Vilas Avenue

Land	\$108,200
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Improvements	\$348,400
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315 S. Mills*

Land	\$ 43,800
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<u>Total</u>	<u>\$500,400</u>
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*(improvement not included because existing house and shed will be removed)

Property Legal Description

1030 Vilas Avenue:

Parcel Number: 070923308097

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

315 S. Mills Street:

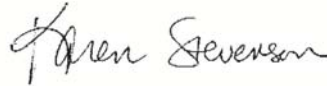
Parcel Number: 070923308089

Greenbush Add, N 29 ft of Lot 7 & N 29 ft of W 50 ft of Lot 8, Block 10.

Respectfully Submitted,



Rodney Stevenson
Owner



Karen Stevenson
Owner