



# City of Madison

## Conditional Use

Location  
1030 Vilas Avenue

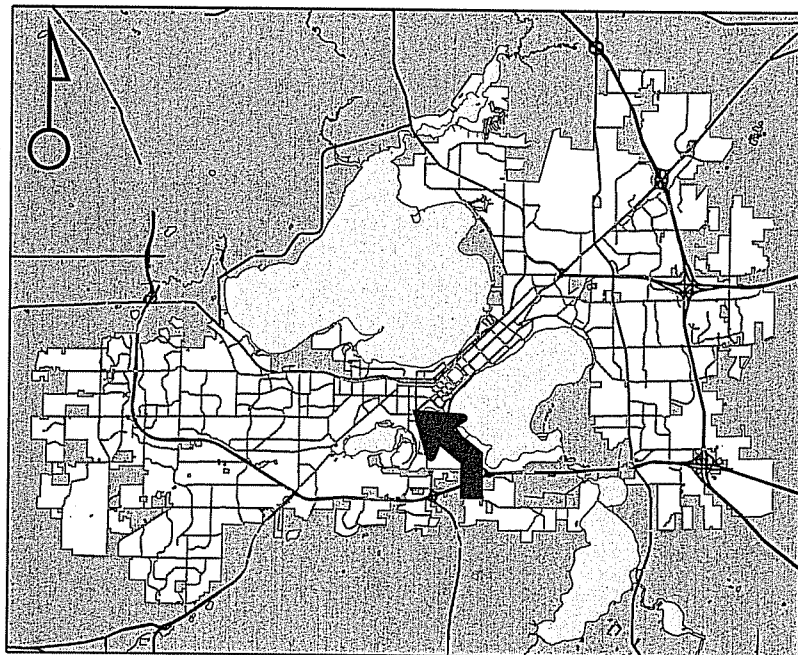
Project Name  
Stevenson Carriage House

Applicant  
Rodney and Karen Stevenson/  
David Blecker - Phase Three Energy

Existing Use  
Single-family home

Proposed Use  
Construct accessory building exceeding  
permitted size with accessory dwelling unit

Public Hearing Date  
Plan Commission  
20 May 2013



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 May 2013





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

## FOR OFFICE USE ONLY:

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Received By \_\_\_\_\_  
Parcel No. \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Special Requirements \_\_\_\_\_  
Review Required By:  
☐ Urban Design Commission ☐ Plan Commission  
☐ Common Council ☐ Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. **Project Address:** 1030 Vilas Ave., Madison, WI 53715  
**Project Title (if any):** Stevenson Carriage House

## 2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: \_\_\_\_\_

## 3. Applicant, Agent & Property Owner Information:

**Applicant Name:** Rodney and Karen Stevenson **Company:** homeowners  
**Street Address:** 1030 Vilas Ave **City/State:** Madison **Zip:** 53715  
**Telephone:** (608)284-0175 **Fax:** ( ) **Email:** resteven@wisc.edu, kmsteven@charter.net

**Project Contact Person:** David Blecker, PE **Company:** Phase Three Energy LLC  
**Street Address:** 7295 E. Cates Rd **City/State:** Belleville, WI **Zip:** 53508  
**Telephone:** (608)235-5356 **Fax:** ( ) **Email:** blecker@phase3energy.biz

**Property Owner (if not applicant):** \_\_\_\_\_  
**Street Address:** \_\_\_\_\_ **City/State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

## 4. Project Information:

**Provide a brief description of the project and all proposed uses of the site:** Construct carriage house with an Accessory Dwelling Unit per Zoning Code Section 28.151. 1st floor: detached 2-car garage; 2nd floor: accessory dwelling unit.

**Development Schedule:** Commencement June 15, 2013 Completion November 30, 2013

## 5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

☒ **Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☒ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

☒ **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), and business association(s) AND the dates you sent the notices:  
Sue Ellingson(alder):9/15/12; Greenbush Neighborhood Council:2/24/13; nearby neighbors (various dates)

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 3/15/13 Zoning Staff: Matt Tucker Date: 3/15/13

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

Name of Applicant Rodney and Karen Stevenson Relationship to Property: Owners  
Authorizing Signature of Property Owner Rodney B Stevenson Date April 3, 2013

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)

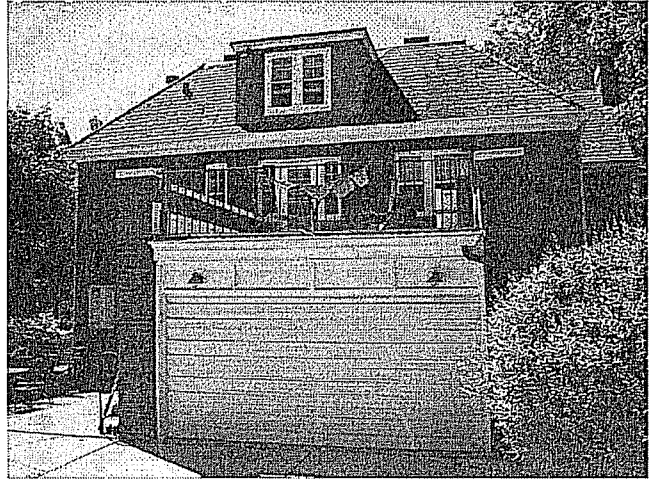


FIGURE 1. SOUTH ELEVATION (SHOWS EXISTING GARAGE)

FIGURE 3. EAST ELEVATION (FROM MILLS ST.)

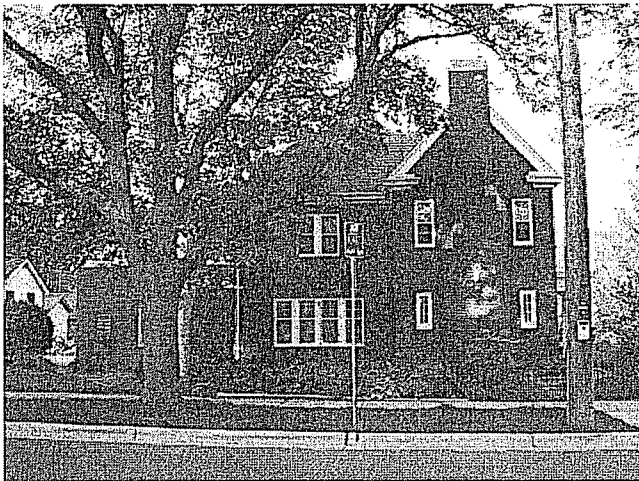


FIGURE 3. EAST ELEVATION (FROM MILLS ST.)



FIGURE 2. WEST ELEVATION



FIGURE 5. LOCATION FOR CARRIAGE HOUSE FROM MILLS ST.

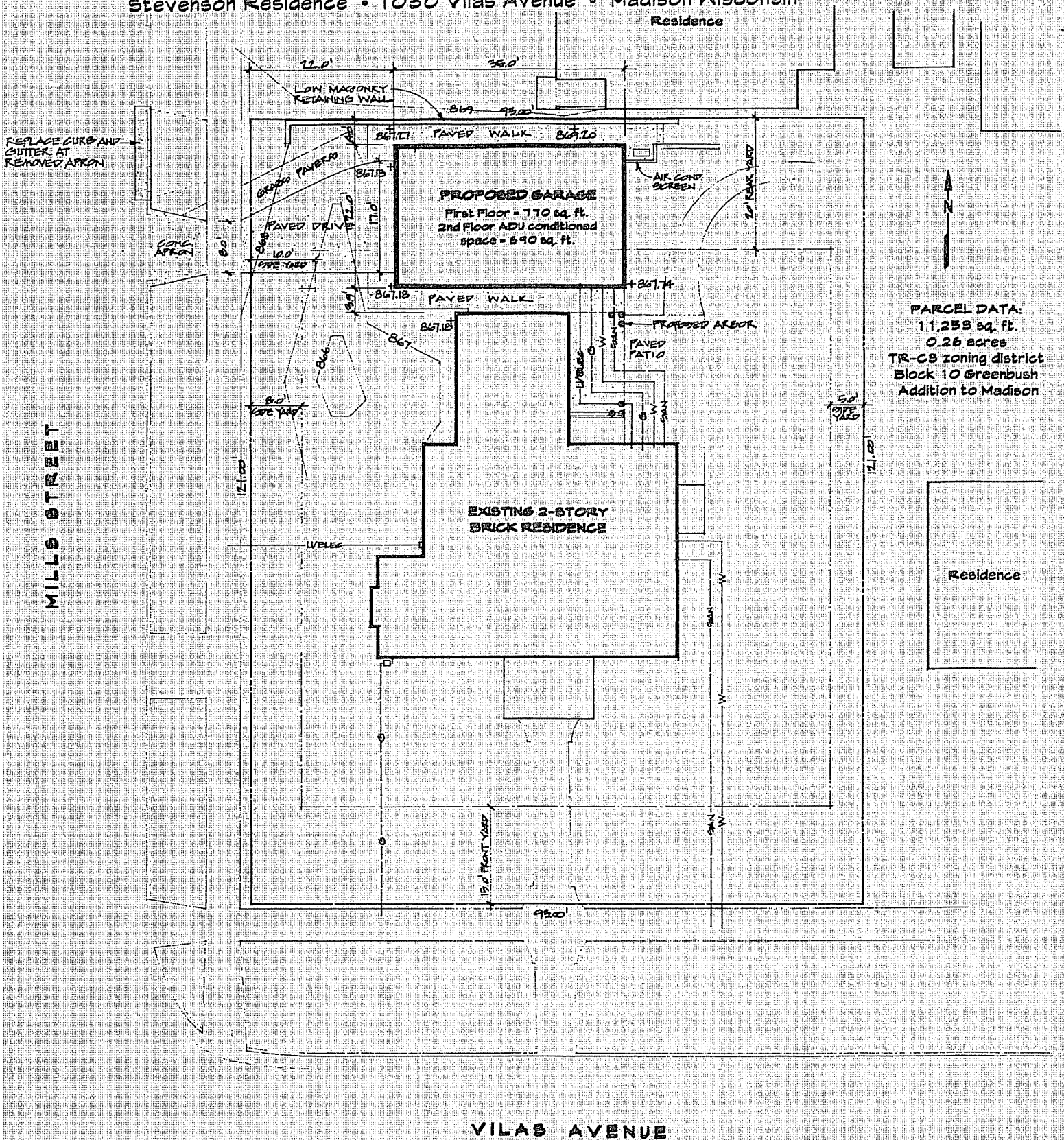


FIGURE 6 .LOCATION FOR CARRIAGE HOUSE FROM MILLS ST.



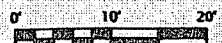
# PROPOSED GARAGE with ACCESSORY DWELLING UNIT

Stevenson Residence • 1030 Vilas Avenue • Madison Wisconsin



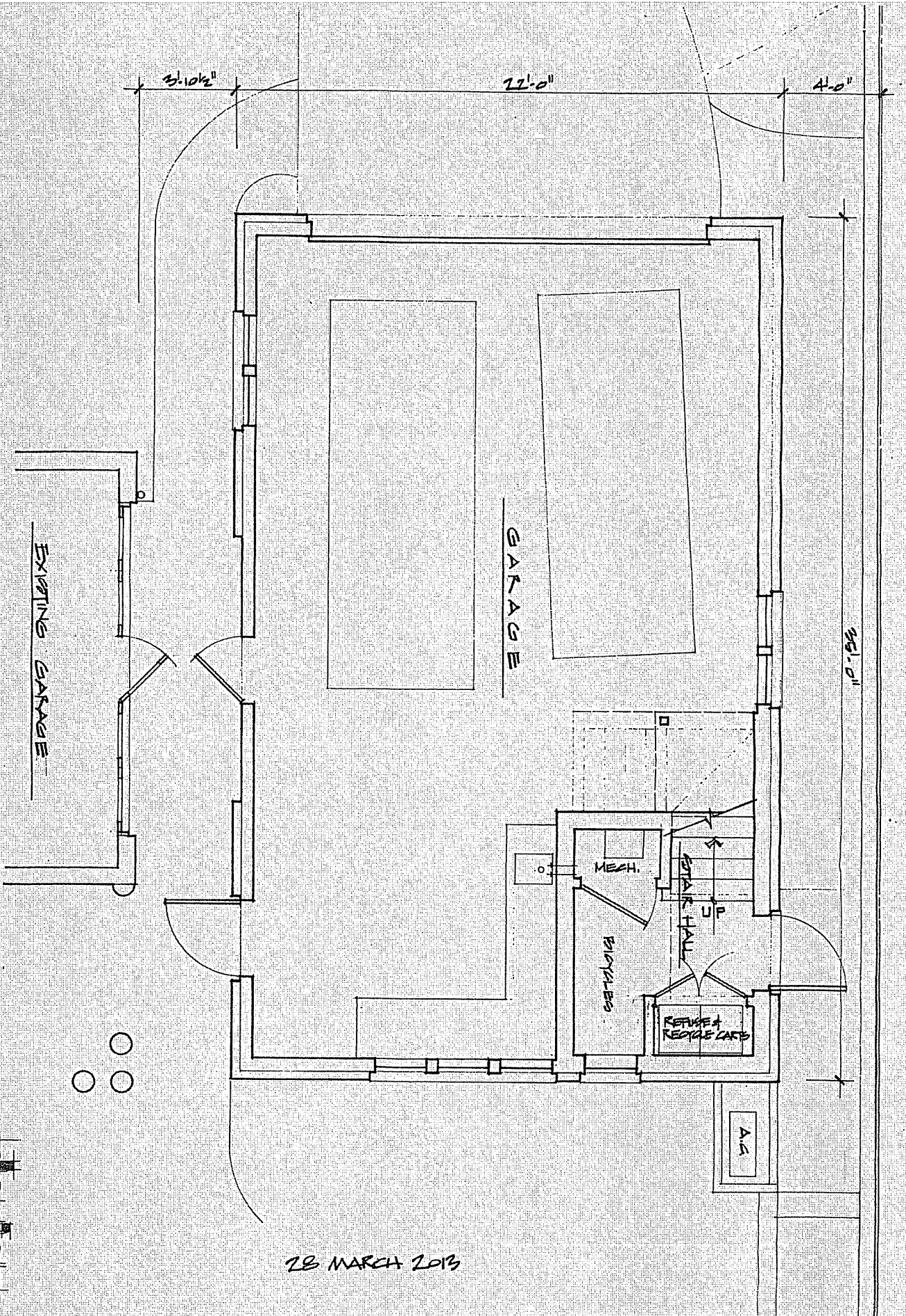
## SITE PLAN

Site Plan based on Sept. 15, 2011 survey by Paul A. Spetz,  
Isthmus Surveying, LLC, 450 N. Baldwin St., Madison, WI



FIRST FLOOR PLAN

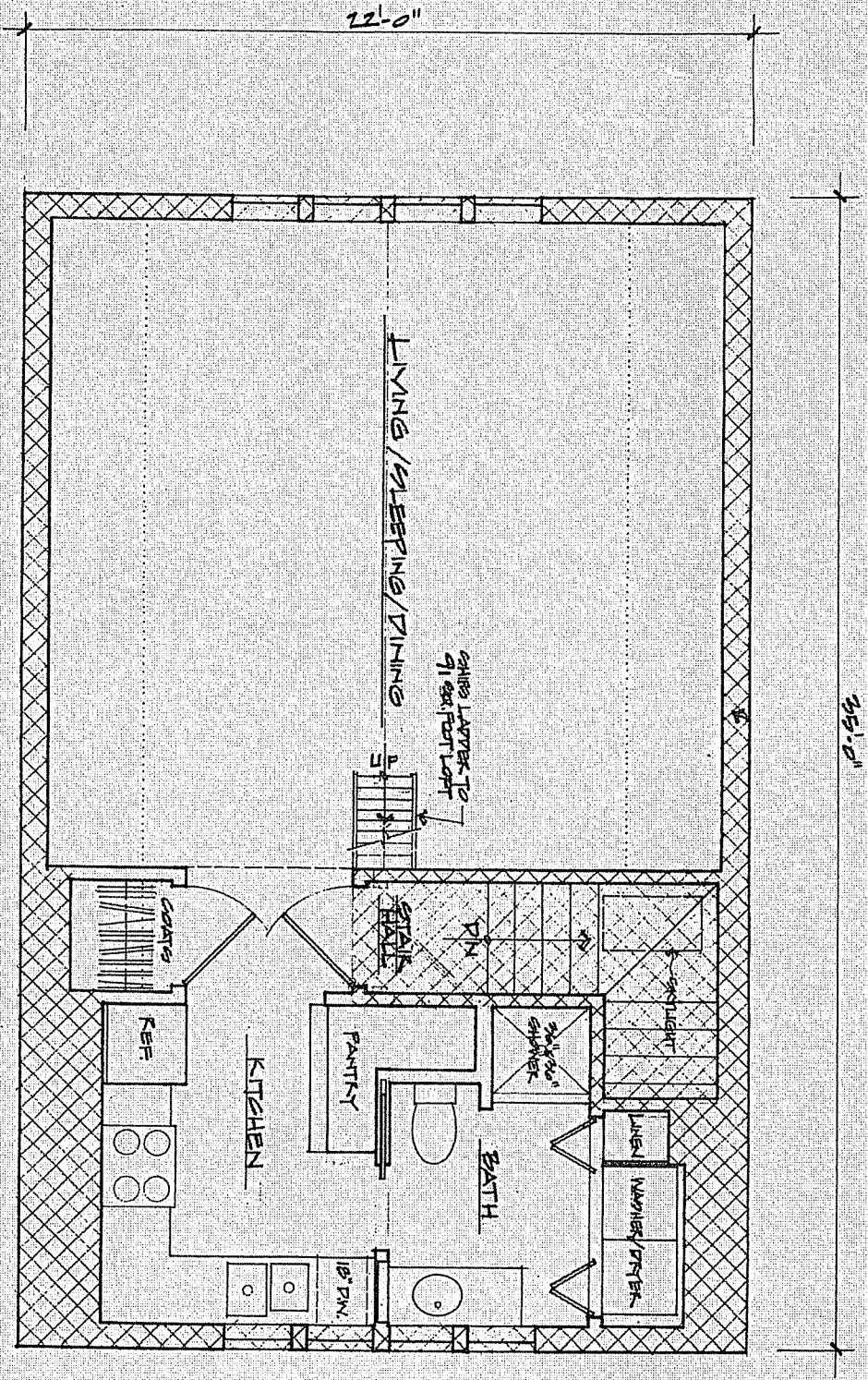
SCALE 0 5 10 15



28 MARCH 2013

**design coalition**  
DESIGN COALITION INC. ARCHITECTS  
2035 ATTWOOD AVE. MADISON, WISCONSIN



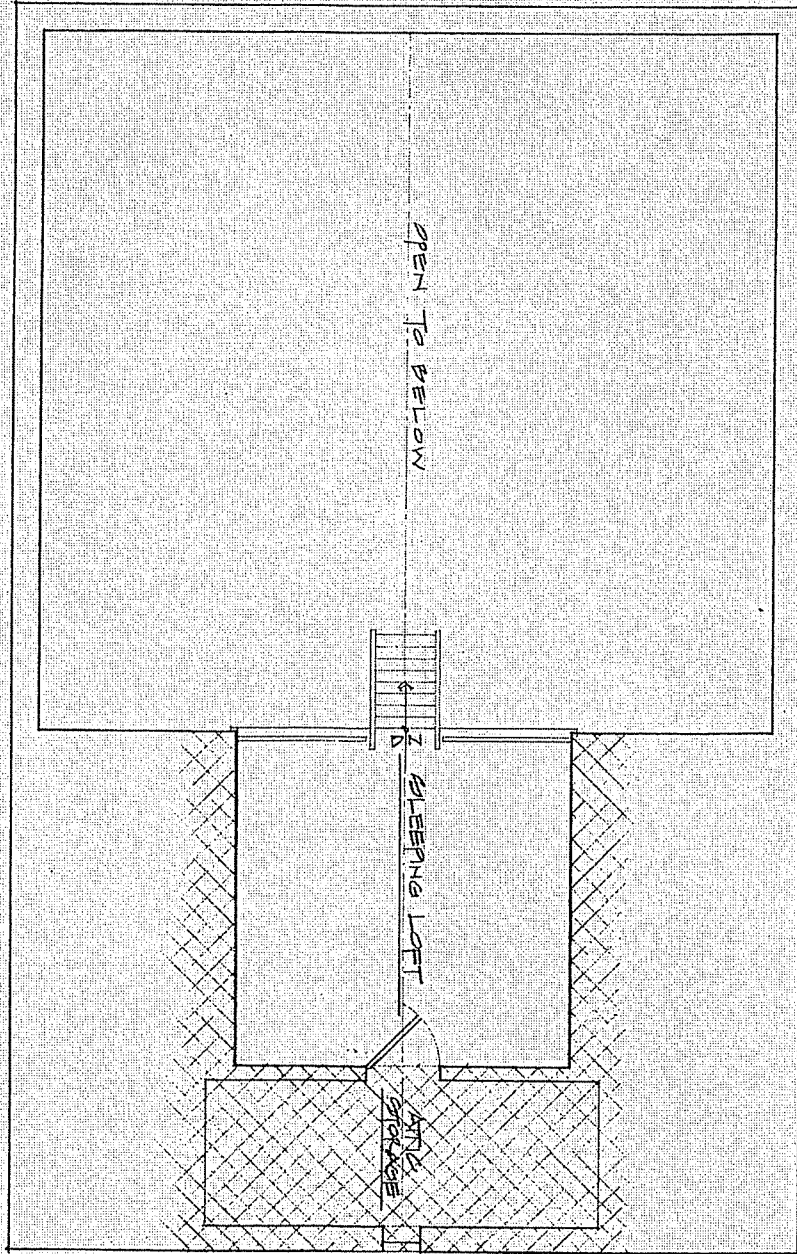


CONDITIONED SPACE (INCLUDING LOFT) = 690 SQUARE FEET  
 AREAS NOT INCLUDED IN CONDITIONED SPACE CALCULATION SHOWN CROSS-HATCHED

## SECOND FLOOR PLAN



18 MARCH 2013



SLEEPING LOFT PLAN



SCALE

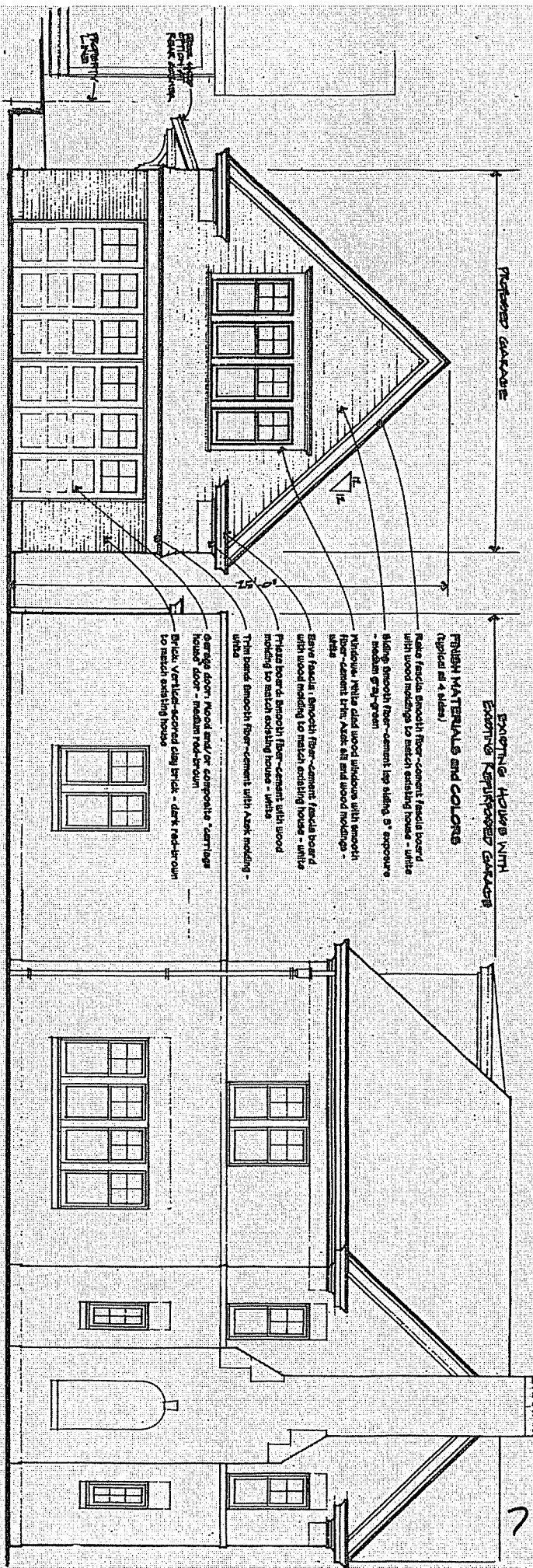
28 MARCH 2013

**design**  
**coalition**  
DESIGN COALITION INC. ARCHITECTS  
2025 ATMWOOD AVE. MADISON, WISCONSIN

**PROPOSED GARAGE with ACCESSORY DWELLING UNIT**  
Stevenson Residence • 1030 Vilas Avenue • Madison, Wisconsin

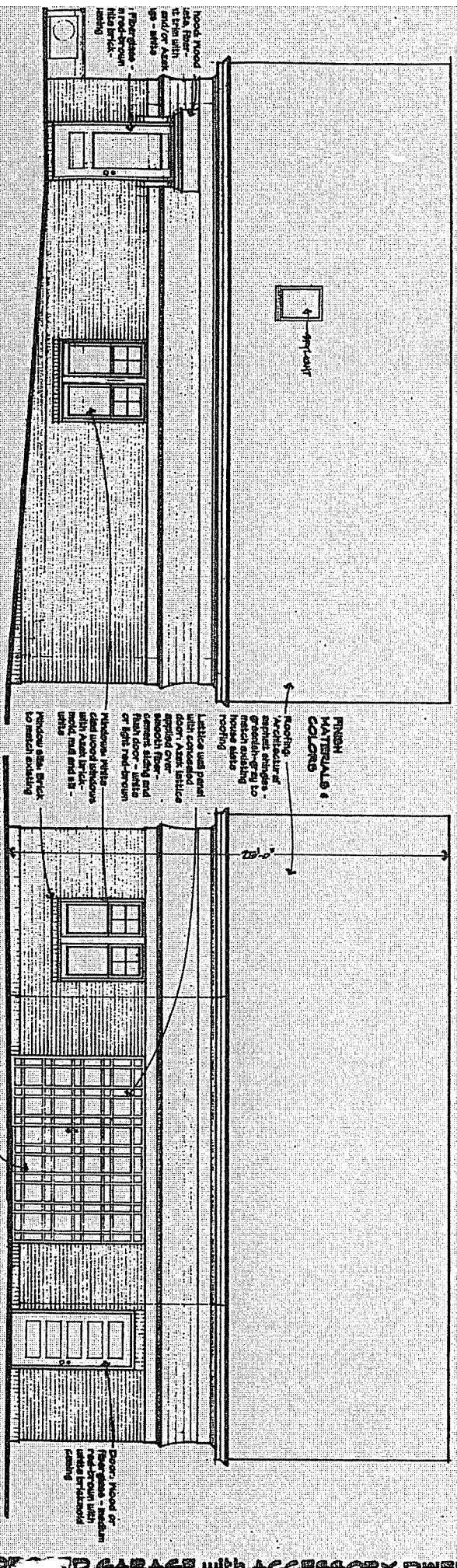
3A





MILLS STREET (WEST) ELEVATION

**PRELIMINARY ONLY**  
**NOT FOR CONSTRUCTION**



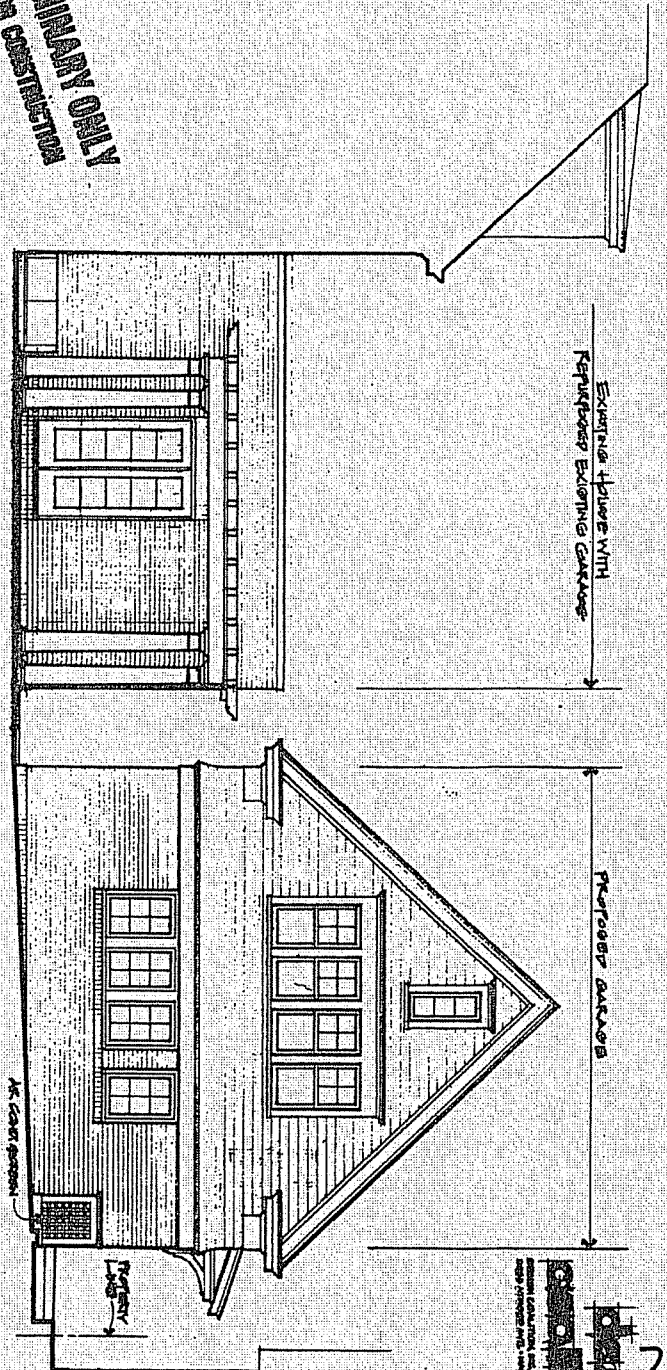
NORTH ELEVATION - PROPOSED GARAGE

SOUTH ELEVATION - PROPOSED GARAGE



**PRELIMINARY ONLY**  
**NOT FOR CONSTRUCTION**

REAR YARD (EAST) ELEVATION



REAR YARD (NORTH) ELEVATION - EXISTING REPAIRED GARAGE

