



# City of Madison

## Conditional Use

Location  
1222 E Mifflin Street

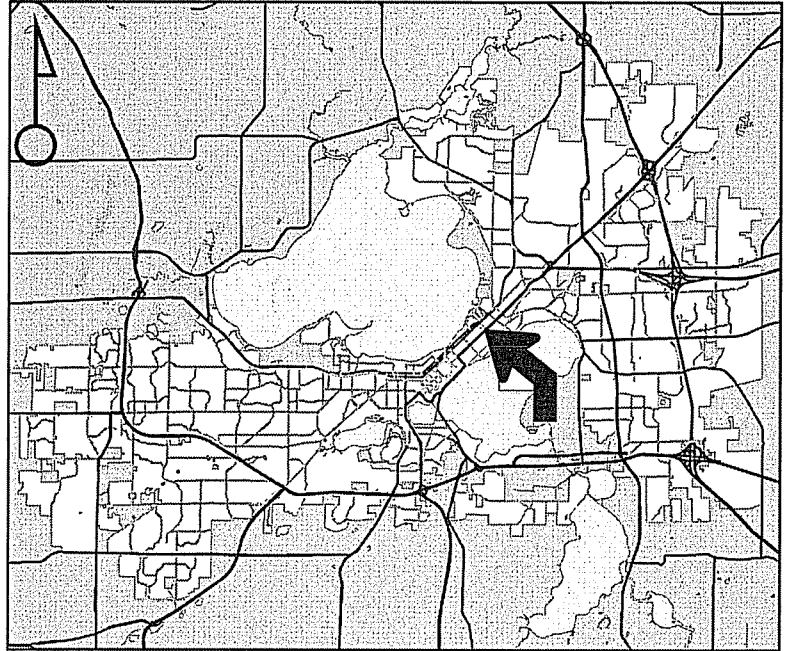
Project Name  
Udelhofen Accessory Dwelling Unit

Applicant  
Eric Udelhofen / Adam Helt-Baldwin

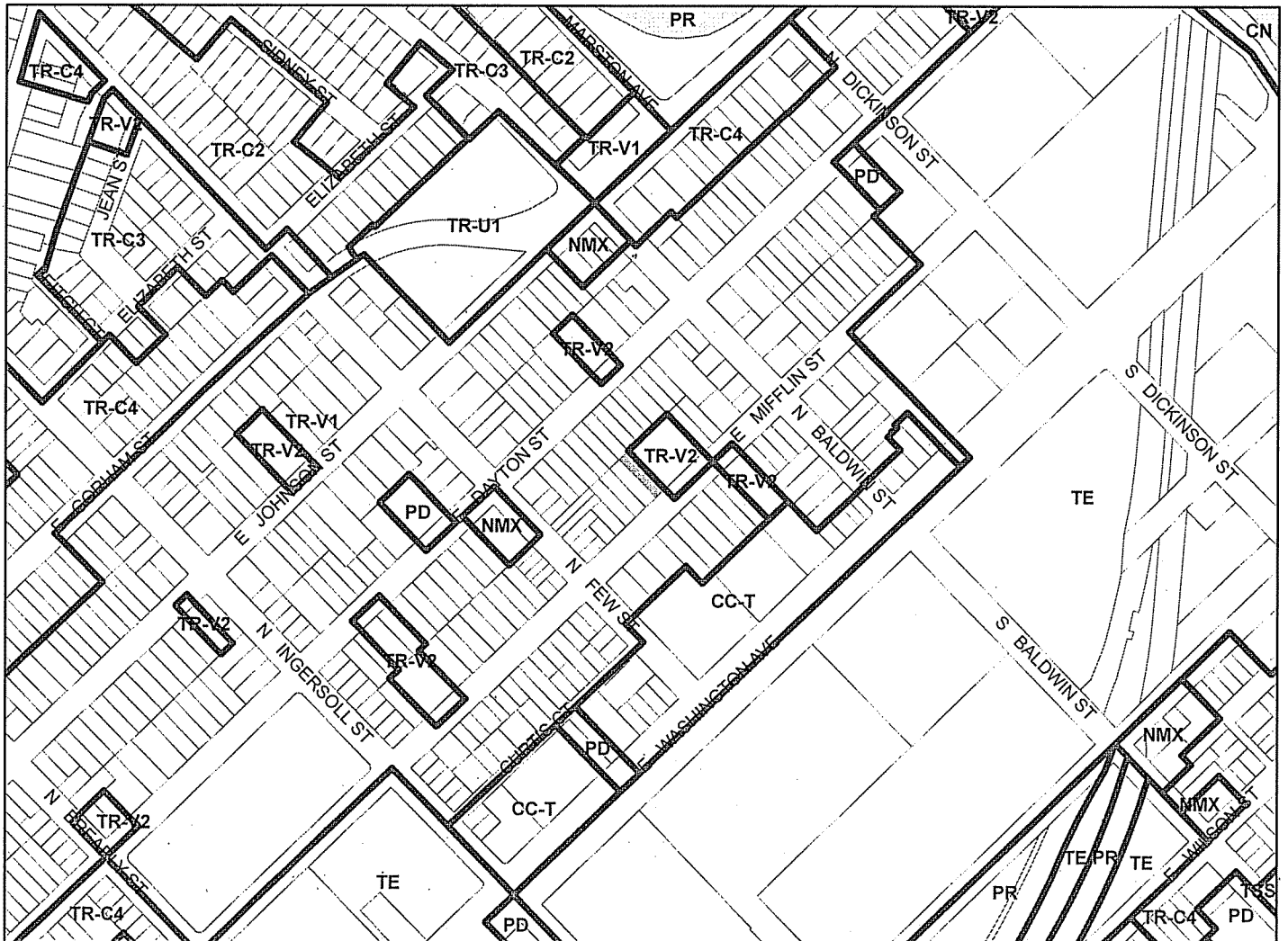
Existing Use  
Single Family Home

Proposed Use  
Construct detached accessory dwelling unit

Public Hearing Date  
Plan Commission  
28 August 2017



For Questions Contact: Chris Wells at: 261-9135 or [cwells@cityofmadison.com](mailto:cwells@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 21 Aug 2017



# LAND USE APPLICATION

# LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



**All Land Use Applications must be filed with the Zoning Office at the above address.**

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Parcel # \_\_\_\_\_

Aldermanic district \_\_\_\_\_

Zoning district \_\_\_\_\_

Special requirements \_\_\_\_\_

Review required by \_\_\_\_\_

UDC  PC

Common Council  Other \_\_\_\_\_

Reviewed By \_\_\_\_\_

### 1. Project Information

Address: 1222 East Mifflin St

Title: Solar Accessory Dwelling Unit

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

### 3. Applicant, Agent and Property Owner Information

**Applicant name** Eric Udelhofen Company \_\_\_\_\_

Street address 1222 East Mifflin St City/State/Zip Madison, WI 53703

Telephone 608-305-4694 Email eric.udelhofen@gmail.com

**Project contact person** Adam Helt-Baldwin Company Spirit Level Construction

Street address 4132 Pikes Peak Rd City/State/Zip Ridgeway, WI 53582

Telephone 608-924-9999 Email spiritlevelconstruction@gmail.com

**Property owner (if not applicant)** \*APPLICANT\*

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Construct a new, 2-story, 2 bedroom 1 bath, energy and material-efficient, Accessory Dwelling Unit

Scheduled start date September 2017 Planned completion date April 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal\*

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells Date 6/21/2017
Zoning staff Jenny Kirchgatter Date 6/21/2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

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), business association(s), AND the dates you sent the notices:

2nd District Alder, Ledell Zellers - 6/2/2017
Tenney-Laphham Neighborhood Association - 6/14/2017

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant Eric Udelhofen Relationship to property Owner

Authorizing signature of property owner [Signature] Date 7/18/2017

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## **Letter of Intent - Land Use Application**

Page 1

**1222 Mifflin Street**

**Conditional Use for the construction an Accessory Dwelling Unit**

**7/17/17**

### **Project Scope:**

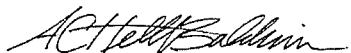
Owners Eric Udelhofen and Amy Alstad are seeking to construct a 668 sq. ft. Accessory Dwelling Unit behind their home at 1222 E. Mifflin St. This new building will be a two-bedroom, one-bathroom energy and material-efficient full-time residential rental. It will complement the primary dwelling's lap-siding and trim, double-hung windows, and metal roof. A 4 kW solar array will offset electrical usage and stormwater runoff will be directed to a raingarden on the property.

There are currently no other ADU's on this block, however there are a few in the larger neighborhood at 939 E Dayton St. and 940 E Dayton St. There is also a two-story accessory building at the rear of the adjacent property at 1220 E. Mifflin, so this structure will not look out of place. And the neighboring properties to the rear and Northeast both have a grade about 4' higher than our proposed first floor, which will reduce the perceived height of this project.

While this project adds nominal density to the block, it is consistent with the land-use and housing and Infrastructure goals of the Tenney-Lapham neighborhood plan and well within the comprehensive plan's goals for a medium density neighborhood.

This project meets all the general setback and height requirements for accessory buildings and structures as well as the supplemental regulations specific to Accessor Dwelling Units and was greeted with enthusiasm when presented to the neighborhood association.

Respectfully Submitted,



Adam Helt-Baldwin, Spirit Level Construction LLC

**1222 Mifflin Street**

**Conditional Use for the construction an Accessory Dwelling Unit**

**7/17/17**

**Project Team:** Owners - Eric Udelhofen and Amy Alstad; Contractor - Adam Helt-Baldwin, Spirit Level Construction

**Existing Conditions:** The subject property is a residential lot with single family, owner-occupied two-story home located in the TRV1 zoning district.

**Project Schedule:** September 2017 – April 2018

**Proposed Use:** 2-bedroom, rental income dwelling unit

**Number of Dwelling Units:** 1

**Lot coverage and usable open area:**

Total Lot Area: 4,328 sq. ft.

Existing Principal Dwelling Footprint = 792 Sq. ft.

Proposed Accessory Dwelling Unit Footprint = 352 sq. ft. (668 Sq. ft. total living area)

Total building Area= 1144 sq. ft. (26%)

Open area = 3184 sq. ft. (74%)

**Value of land:**

(City of Madison 2017 Assessment)

Land Value = \$79,200.00

Improved Value = \$164,400.00

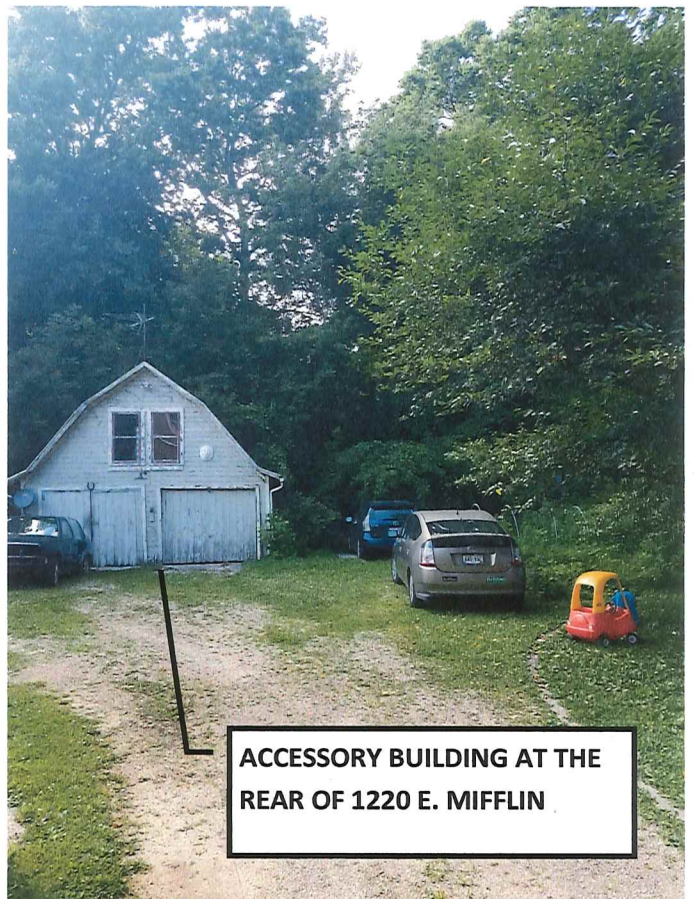
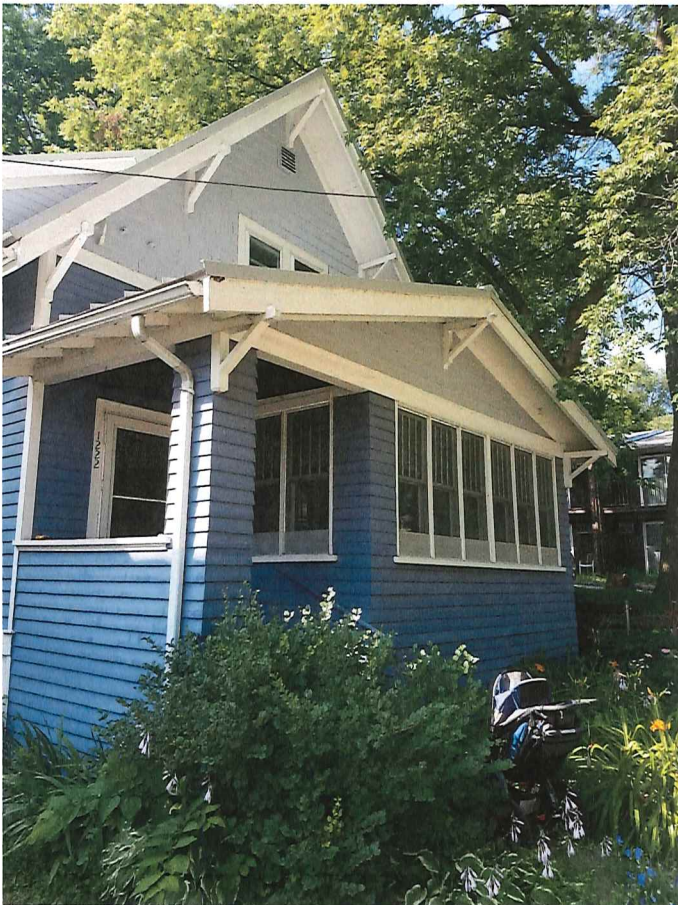
Total Value = \$243,600.00

**Estimated Project cost:** \$115,000





**1222 E. MIFFLIN**



**ACCESSORY BUILDING AT THE REAR OF 1220 E. MIFFLIN**



# PLAT OF SURVEY

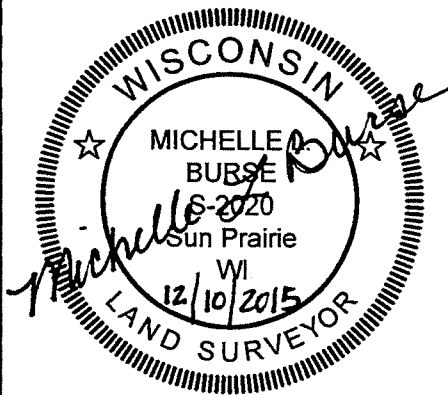
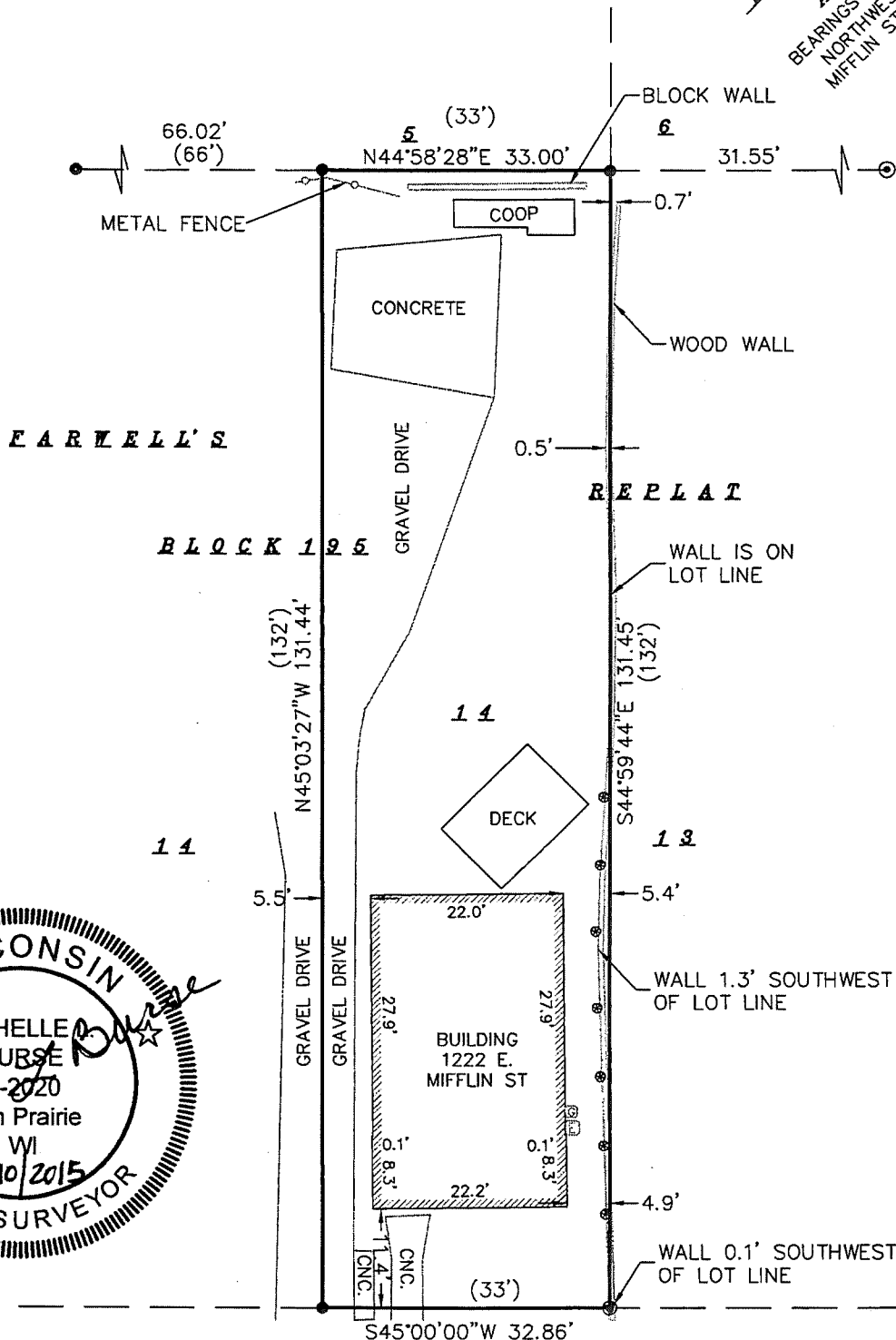
PART OF LOT 14, BLOCK 195, FARWELL'S REPLAT, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 7, AS DOCUMENT NUMBER 166985, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 10 20 40 60



SCALE : ONE INCH = TWENTY FEET

**ASSUMED NORTH**  
BEARINGS ARE BASED UPON THE  
NORTHWEST R/W LINE OF E.  
MIFFLIN ST. ASSUMED TO BEAR  
N45°00'00"E



SURVEYED BY :

**Burse**

surveying & engineering <sup>INC</sup>

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

Date: December 10, 2015  
Plot View: POS  
BSE1869\dwg\BSE1869.DWG

**EAST MIFFLIN**  
**STREET**  
66' R/W WIDTH

SURVEYED FOR:  
ERIC UDELHOFEN  
1222 E. MIFFLIN ST.  
MADISON, WI

**SHEET 1 OF 2**



# PLAT OF SURVEY

PART OF LOT 14, BLOCK 195, FARWELL'S REPLAT, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 7, AS DOCUMENT NUMBER 166985, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ 2" IRON PIPE FOUND
- X FOUND CHISELED "X" IN CONCRETE
- ⊗ SET MAG NAIL
- FOUND MAG NAIL
- FOUND FENCE POST
- ⊕ GAS METER
- ⊖ ELECTRIC METER
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

## NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. Routing of public utilities is based upon visible above ground structures only. For information regarding utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: December 02 and 09, 2015.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No easements shown on the Plat.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Total parcel area = 4,328 square feet
- 8) The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin State Statutes.

## DESCRIPTION FURNISHED:

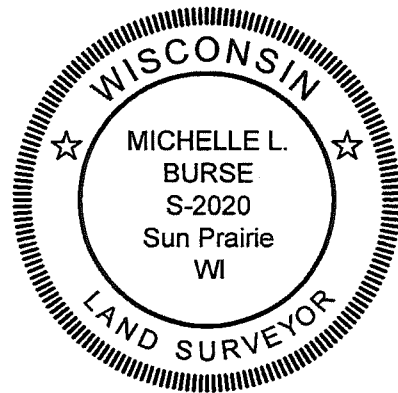
The Northeast 1/2 of Lot Fifteen (15), Block One Hundred Ninety-five (195), in the City of Madison, Dane County, Wisconsin, according to the Doty Plat; also known as the Northeast 1/2 of Lot Fourteen (14), Block One Hundred Ninety-five (195), in the City of Madison, Dane County, Wisconsin, now assessed according to Farwell's Replat.

## SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.


Dated this 10<sup>TH</sup> day of DECEMBER, 2015

Signed: Michelle L. Burse  
Michelle L. Burse, P.L.S. No. 2020



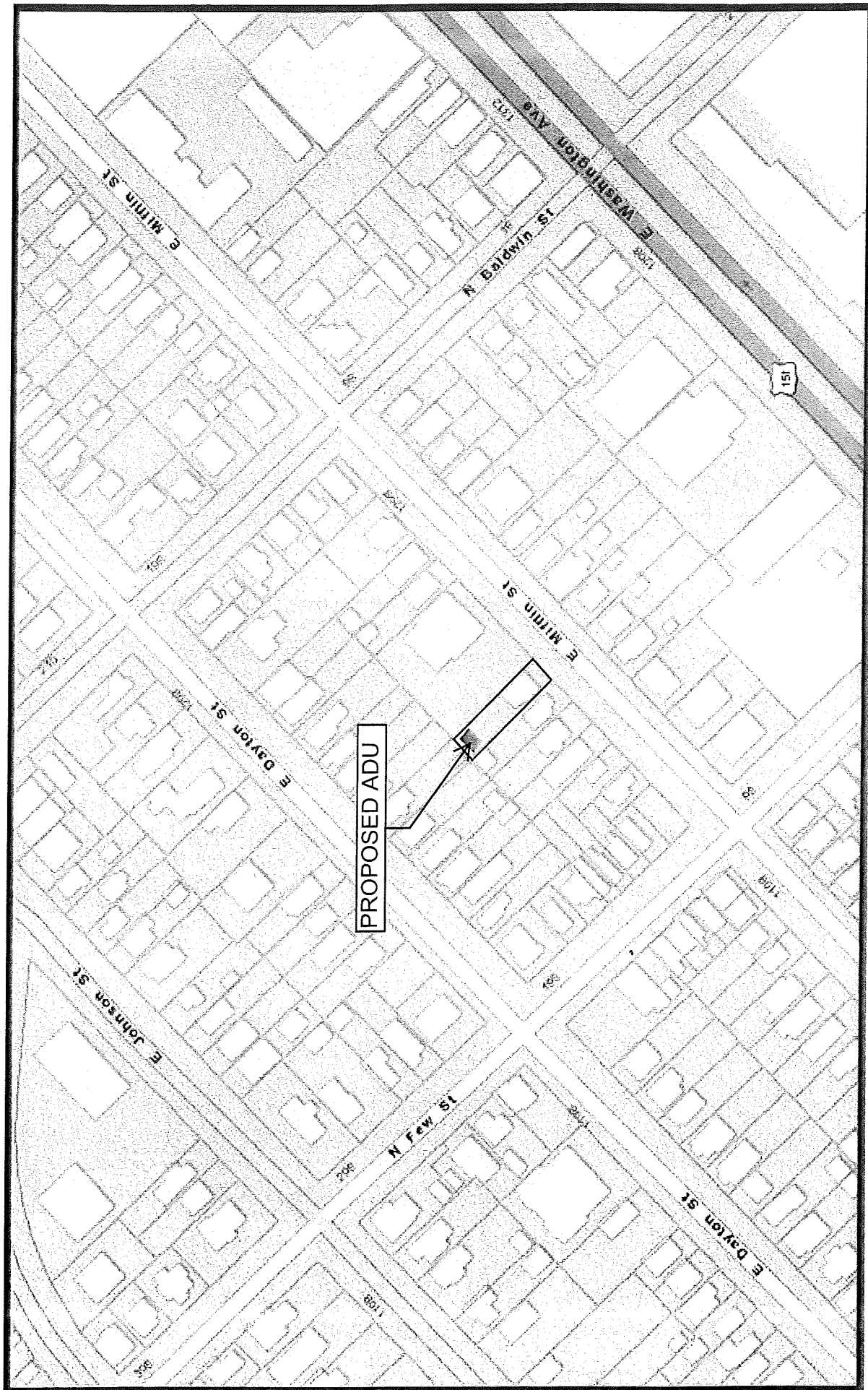
SURVEYED BY :

**Burse**

surveying & engineering 

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

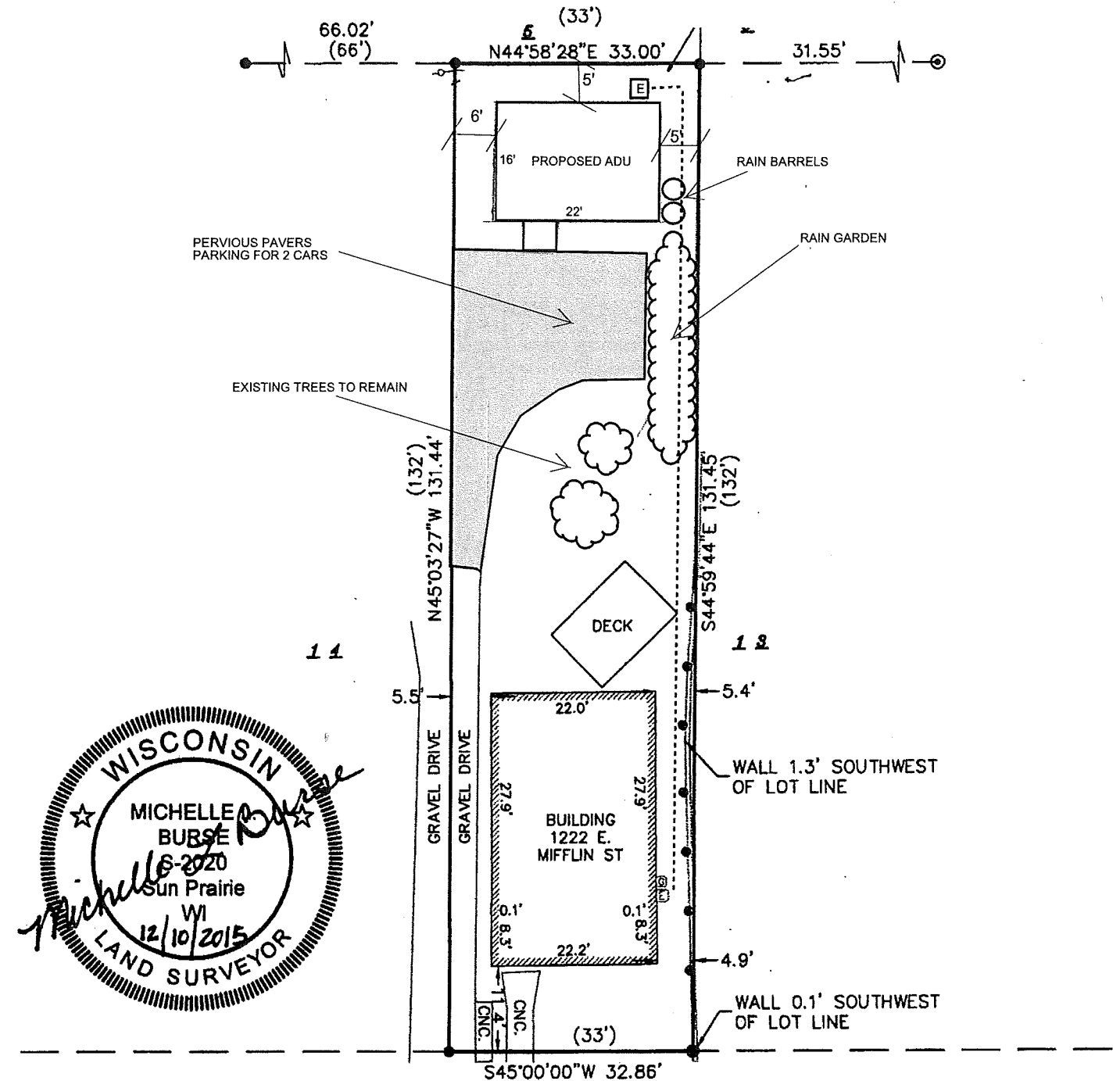
Date: December 10, 2015  
Plot View: POS  
BSE1869\dwg\BSE1869.DWG



SCALE : ONE INCH = TWENTY FEET

PROPOSED SITE PLAN

**ASSUMED NORTH**  
 BEARINGS ARE BASED UPON THE  
 NORTHWEST R/W LINE OF E.  
 MIFFLIN ST. ASSUMED TO BEAR  
 N45°00'00"E



SURVEYED BY :

**Burse**

surveying & engineering llc

2801 International Lane, Suite 101  
 Madison, WI 53704 608.250.9263  
 Fax: 608.250.9266  
 email: mburse@bse-inc.net  
 www.bursesurveyengr.com

Date: December 10, 2015

**EAST MIFFLIN  
 STREET**

**SURVEYED FOR:**  
 ERIC UDELHOFEN  
 1222 E. MIFFLIN ST.  
 MADISON, WI

ROOF TRUSS HEEL HEIGHTS

6/12 PITCH - 12' HEEL - 24' OVHG

4kW SOLAR ARRAY (NOT PICTURED)

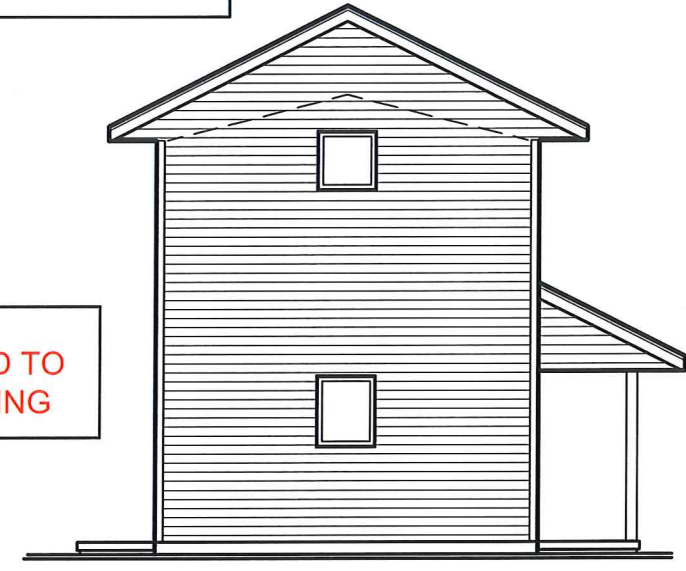
CONCEALED-FASTENER,  
STANDING SEAM STEEL ROOF  
MATCHED TO PRIMARY  
DWELLING

ALUMINUM TRIM AND FASCIA  
COLOR-MATCHED TO PRIMARY  
DWELLING

LP SMARTSIDE  
COLOR-MATCHED TO  
PRIMARY DWELLING



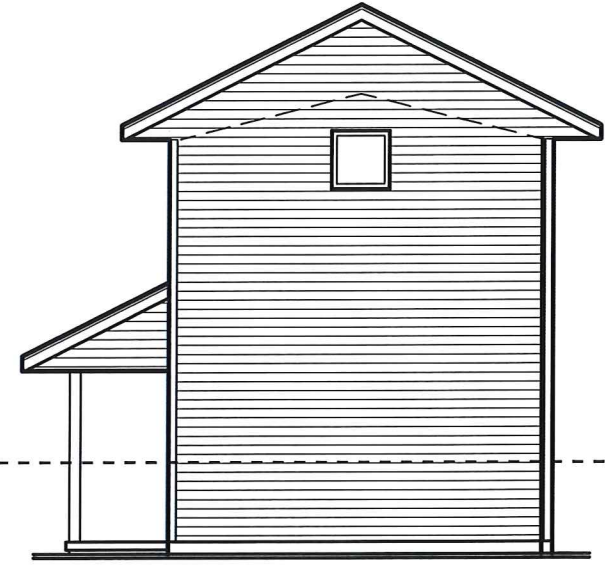
FRONT ELEVATION  
1/8"=1'-0"



LEFT ELEVATION  
1/8"=1'-0"



REAR ELEVATION  
1/8"=1'-0"



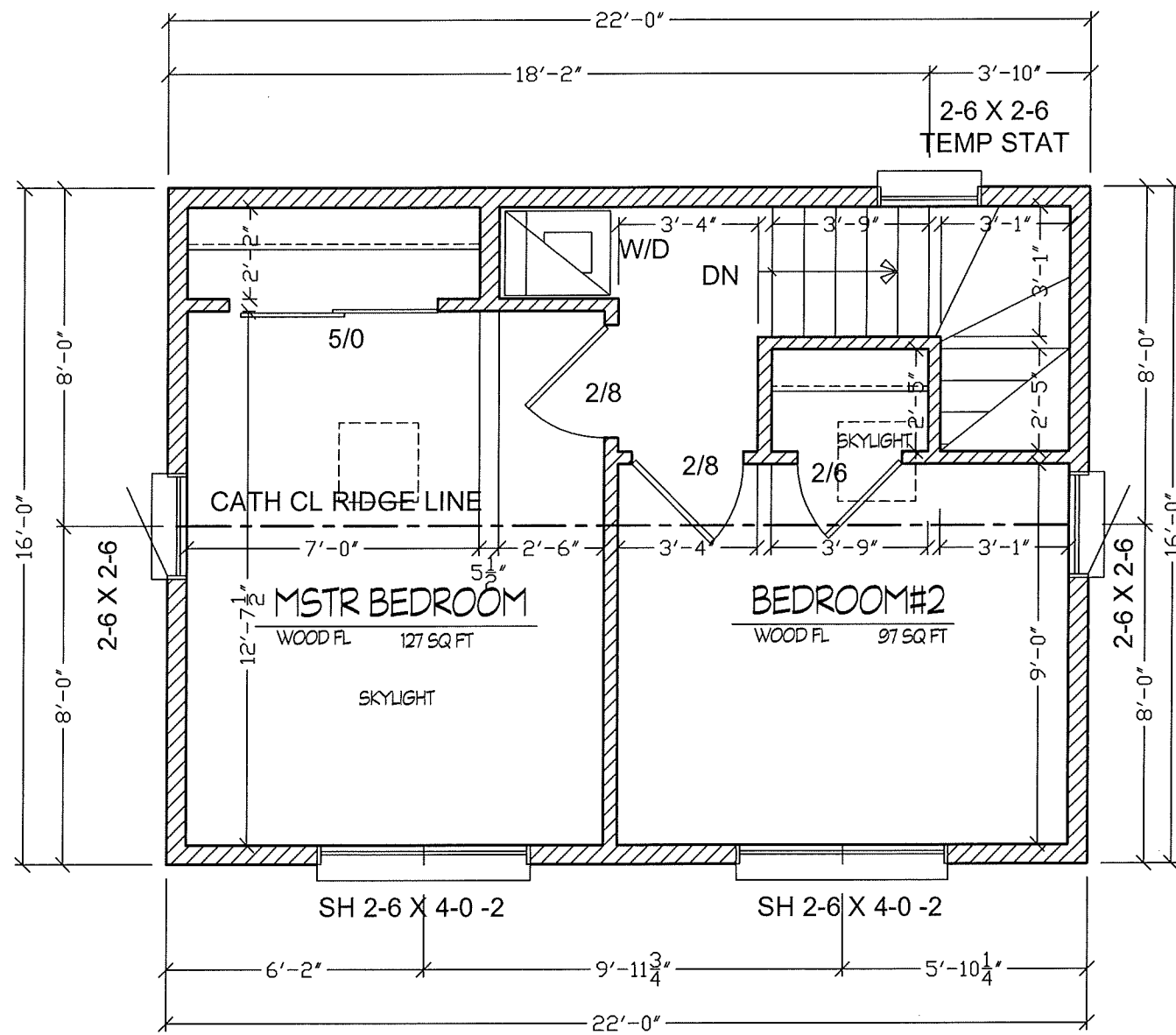
RIGHT ELEVATION  
1/8"=1'-0"

ELEVATION OF GRADE ON NEIGHBORING PROPERTIES  
(HELD BY RETAINING WALL ON THE PROPERTY LINE)

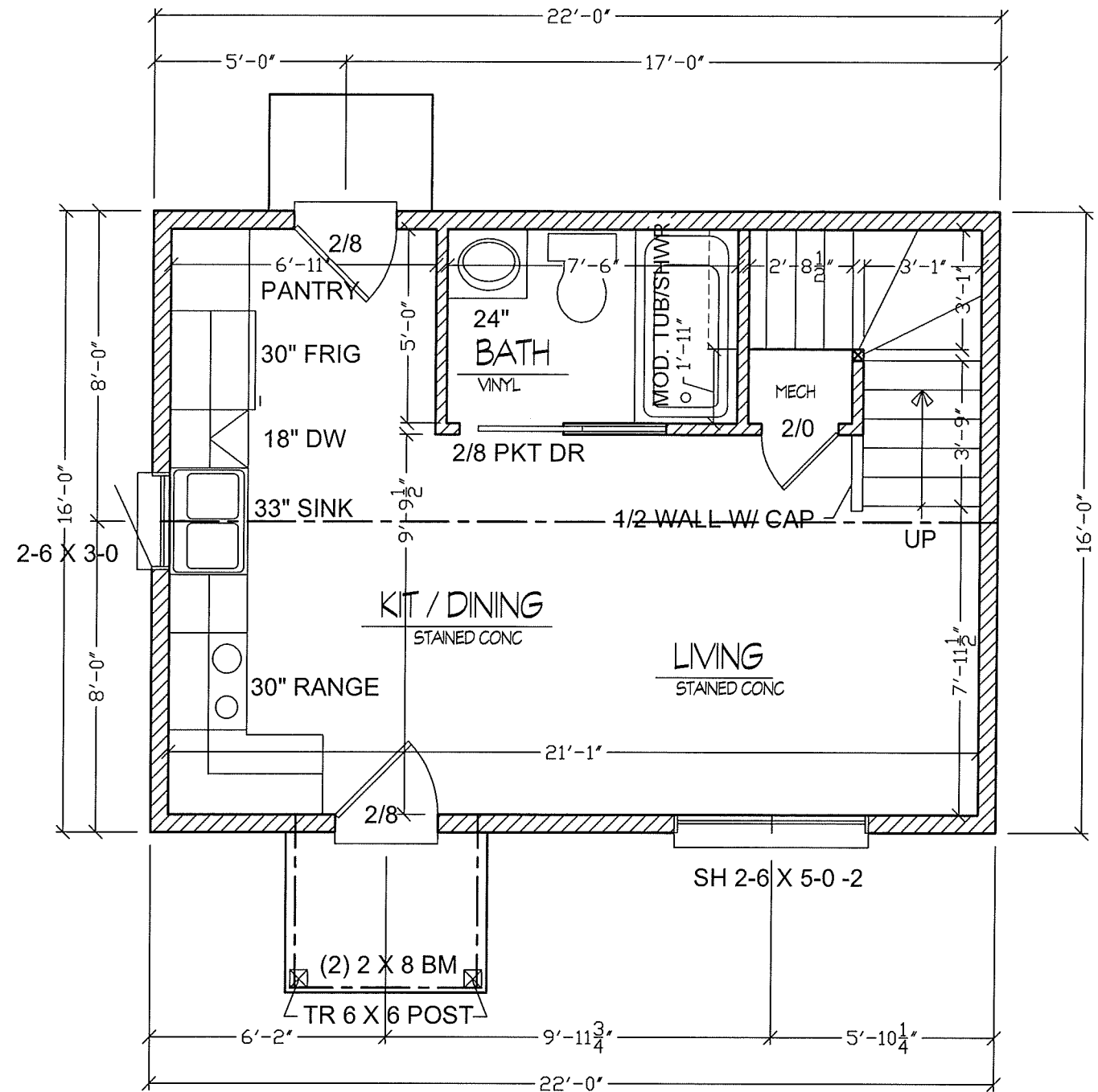
CLIENT: Eric Udehofen and Amy Aistad  
1222 E. Mirfin St., Madison

TITLE: ELEVATIONS	DATE: 5/17/17	SQ. FEET: 668
PRINT #:	DRAWN BY: .JCOOK	PAGE #: 1 of 4
	SCALE: NOTED	





**SECOND FLOOR**  
316 SQ FT



**FIRST FLOOR**  
352 SQ FT

CLIENT: Eric Udehofen and Amy Alstad  
1222 E. Mirfin St., Madison

TITLE: FLOOR PLANS	DATE: 5/17/17	SQ. FEET: 668
PRINT #:	DRAWN BY: .J.COOK	SCALE: 1/4" = 1'-0"
		PAGE #: 3 of 4