

From: Lisa Jekel
To: [Punt, Colin](#)
Subject: 1824 Vilas Ave
Date: Sunday, December 03, 2017 12:16:37 PM

I live at [REDACTED] Van Buren and am opposed to the proposed accessory Dwelling Unite at 1824 for a number of reasons, including visual obstruction of vilas park, and increased congestion in an already congested neighborhood/street.

Thanks,
Lisa and Todd Jekel
[REDACTED] Van Buren St

From: John Schafer
To: [Punt, Colin](#)
Subject: 1824 Vilas Proposed ADU. I support this project.
Date: Sunday, December 03, 2017 1:59:32 PM

I live in the neighborhood at the address below. I support this building project.

John Schafer [REDACTED] Vilas Ave. Madison, WI 53711 608-[REDACTED]

From: Carol Mitchell
To: [Punt, Colin](#)
Subject: 1824 Vilas proposed rental?
Date: Monday, December 04, 2017 7:54:30 AM

I live at [REDACTED] Campbell. I strongly oppose expansion of rental housing into the neighborhood. I see value to mixed units on Monroe, but not in the strong community neighborhoods. There are plenty of hotel units in the area. The strong sense of community and a place for families is important for central Madison. This implications of rental units in all residential neighborhood are many. We love our neighborhoods. Please deny this move that will only harm our community.

Carol Mitchell

William and Sylvia Brauer
1915 Vilas Ave.
Madison, WI 53711
608.438.8068

CITY OF MADISON

NOV 22 2017

November 19, 2017

Planning Commission
P.O. Box 2985
Madison, WI 53703

Planning & Community
& Economic Development

Dear members of the Planning Commission:

We are writing to provide comments related to the Planning Commission hearing regarding the conditional use variance for a new accessory dwelling unit at 1824 Vilas Avenue scheduled for December 4, 2017 at 5:45 p.m. because we are unable to attend the hearing.

I presume that my good neighbors, the Rutherfords, have completed the City of Madison Zoning Board of Appeals variance application form. We have not seen their application. In reviewing this form, we have the following comments on the standards for variance as we believe they apply to the property.

1. We are unaware of any conditions unique to the property. If the property is similar to others in the neighborhood and you grant this variance, anyone in the neighborhood would have the right to build a separate dwelling in their back yard.
2. It seems to us that this variance would be contrary to our zoning district, TR-C2, a traditional residential neighborhood with limited rental use. When we moved into our house, we bought into what we thought was a neighborhood zoned primarily for single families. Allowing variances for accessory dwelling units would shift the neighborhood away from traditional residential. It could be argued that increasing our neighborhood's population density would help people who want to live closer to downtown, but we believe that increasing the population density has a high likelihood of adversely affecting the charm and character of the Vilas neighborhood.
3. The setback requirements were enacted for a reason and are important to maintain the intended character of the neighborhood. We understand that there are good and legitimate reasons to cross over setback limitations in order to enlarge an existing house. However, it seems to us that building an accessory dwelling unit is a greater divergence and a more drastic departure from the norm than adding onto a house.

4. We are not attorneys, but we do not feel that there would be a hardship without the requested accessory dwelling. The property contains a beautiful single-family home, and we are unaware of any unique physical limitations of the property that would call for a variance to the term of the ordinance.
5. We believe that the proposed variance would be detrimental to adjacent properties and property values. We presume that if this variance is granted, then other neighbors may want to build accessory dwelling units on their properties as well. If enough similar variances were to be granted throughout the neighborhood, it would change our beautiful single-family residential neighborhood into a high-density rental area.
6. The proposed variance is not compatible with the character of the Vilas neighborhood. The neighborhood is largely composed of single-family dwellings, particularly on Vilas Avenue. On the other hand, the proposed variance would allow for the creation of a second dwelling on the property which is not compatible with the character of the neighborhood. Additionally, it is ironic that the City of Madison is offering financial incentives to convert the adjacent neighborhood on the other side of Grant Street away from rental properties to single -family homes.

The Rutherfords are great neighbors. We live a half-block away from them, and we walk dogs together. As you will see at the meeting, they are very intelligent, concerned citizens with the best of intentions. I sincerely hope that the Rutherfords will be able to reach all of their goals within the confines of the current zoning ordinance.

Thank you for your work and for giving us the opportunity to express our concerns regarding the requested variance at 1824 Vilas Avenue.

Regards,



William R. Brauer



Sylvia Brauer

CC Sara Eskrich

CITY OF MADISON

DEC 4 2017

Planning & Community
& Economic Development

Rhonda O'Brien
1901 Vilas Ave
Madison, WI 53711

30, November 2017

Planning Commission
P.O. Box 2985
Madison, WI 53703-2985

Re: 1824 Vilas Ave Conditional use proposal.

Dear Commission,

I would like to oppose this request unless the homeowner is required to provide and enforce off street parking for all guests. As a long time resident on this street we routinely experience lack of adequate street parking due to business and university daily parking, university sporting events, and Vilas Park activities. A number of homes on Vilas Avenue have been limited to single car driveways thus, depending on street parking. Without this requirement, additional hardship would be placed on the neighborhood.

Alternatively, the city could change the parking restrictions on Vilas Avenue to 2 hour parking with resident permits starting at the 1900 block and greater. This would have potential to ease the daily parking crunch.

Thank you for considering my concerns.

Sincerely,

Rhonda O'Brien

Plan commission 12/4/17 #49293 Proposed Rental Property being Built at 1824 Vilas Ave

Dear Commissions Members

We have been reading about the ADU's since I heard about them in Madison.

We believe there needs to be time for significant discussions about which neighborhoods and all the rules and jurisdiction. While I understand there are benefits to homeowners, we are opposed to these ADU's in Vilas Neighborhood and feel there are reasons indicating that Vilas Neighborhood is not an adequate location for ADU's.

Increasing the density into this older neighborhood will devalue the existing properties not increase values. There have been studies indicating that there is already an average of 10 feet between most of the homes in the neighborhood.

We deal with college students in rental properties and homes, limited parking and access to parking, UW stadium events and University of Wisconsin commuters, in addition to Vilas zoo bringing in outsiders and increased demands to the homeowners and neighborhood. The streets are narrower than perimeter surrounding neighborhoods and these ADU's will add additional demands to streets and alleys in this older neighborhood.

Regards,

Eileen and Craig Thompson

Residents Vilas Neighborhood since 1993

█ Campbell Street.

Madison

From: Richardson, Tom
To: [Punt, Colin](#); [Ethington, Ruth](#)
Cc: [Richardson, Tom](#)
Subject: Conditional Use Application for 1824 Vilas Avenue - motion for AGAINST
Date: Friday, December 01, 2017 9:27:34 PM
Attachments: [MPC Letter Ricker 112917.pdf](#)

Dear City Planning,

We support the attached letter submitted by Brad & Carol Ricker.

For the same reasons mentioned in attached letter, we would also like to enter our objection to not allow the ADU to be built in the Wingra Park national historic area.

Regards,

Tom & Barbara Richardson
[REDACTED] Adams Street
Madison, WI

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From: Barb Sanford
To: [Punt, Colin](#)
Subject: conditional use application, 1824 Vilas Avenue
Date: Sunday, December 03, 2017 1:04:27 PM

TO: Madison Plan Commission Members

I am writing in opposition to Tom & Sandi Rutherford's application for a conditional use permit to build an accessory dwelling unit (ADU) on their property at 1824 Vilas Avenue. I live two blocks from this property in the Vilas neighborhood and am concerned that granting this permit will set a precedent for other area property owners to also build these units on their properties. This will create higher density and traffic problems that will negatively impact the historic character of our neighborhood, which is predominately made up of owner-occupied single-family homes. The proliferation of Airbnb's in the area is already of great concern to me. The addition of ADUs will exacerbate this problem and threaten the traditional, historic character of our neighborhood. My husband and I have resided in our home for the past 29 years. Living in a historic, traditional neighborhood is of great importance to us, and I fear that granting this permit for an ADU will mark the beginning of the downfall of our neighborhood and other similar neighborhoods in the city. I urge you to reject this application. Many thanks for all the work you do for Madison residents.

Barbara Sanford
[REDACTED] Garfield St., Madison 53711

Barbara Sanford Editorial LLC
Barb Sanford
[REDACTED] Garfield St.
Madison, WI 53711
608-[REDACTED] (h)
608-[REDACTED] (c)
[http://\[REDACTED\].com](http://[REDACTED].com)

From: [Ethington, Ruth](#)
To: [Punt, Colin](#)
Subject: FW: 1824 Vilas opposition
Date: Monday, December 04, 2017 10:09:14 AM

-----Original Message-----

From: Mary Jo Tierney [[mailto:\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)]
Sent: Monday, December 04, 2017 10:03 AM
To: Ethington, Ruth <REthington@cityofmadison.com>
Subject: 1824 Vilas opposition

We were surprised not to have received notification since there are only two homes between ours at [REDACTED] Harrison and the property at 1824 Vilas Avenue.

We have lived in our home for more than 40 years and have seen lots of violations and attempts to slip things past ordinances.

I am pleased to know that there is a public hearing regarding the request for variances at 1824 Vilas Ave.

A site visit certainly shows that there would be very little green space left at this location. The views from many homes would be impacted by a new higher structure. A century old tree was recently removed from the site where the proposed new garage would be built.

Sunlight will be blocked to their next-door neighbors.

Additional traffic and parking concerns are also on my list of reasons to not support this project.

Having an airbnb and a rental property on this site is beyond the spirit of this neighborhood. We do not live here to earn money from our property.

I have many many other questions about the consideration of this variance and I want to voice my opinion that I do not support the project.

Mary Jo Hammel Tierney at [REDACTED] Harrison St.
Contact phone number: 608. [REDACTED]

Sent from my iPhone

From: [Ethington, Ruth](#)
To: [Punt, Colin](#)
Subject: FW: Opposing Rental Property 1824 Vilas Av
Date: Monday, December 04, 2017 7:55:50 AM

From: Mark Oliva [mailto: [REDACTED]@gmail.com]
Sent: Monday, December 04, 2017 7:48 AM
To: Ethington, Ruth <REthington@cityofmadison.com>
Subject: Opposing Rental Property 1824 Vilas Av

Planning Commission-

As a long time home owner in the Vilas neighborhood I oppose the project at 1824 Vilas as potential new commercialization of historic area.

This possible new rental will increase traffic and not increase the quality of life in our city. The Planning Commission needs to address these projects as potential businesses in residential areas.

Mark Oliva
[REDACTED] Campbell Street
[REDACTED]@yahoo.com

From: Rhonda OBrien
To: [Punt, Colin](#)
Subject: Fwd: Against 1824 Vilas Ave construction plan
Date: Sunday, December 03, 2017 12:45:44 PM

Sent from my iPad

Begin forwarded message:

Subject: Against 1824 Vilas Ave construction plan

My husband and I have lived in the Vilas Neighborhood since 1987, first on Madison Street and now on Vilas Avenue, across from the proposed construction. We are strongly against this project due to the negative impact on available parking and the deterioration of the historic character of our family neighborhood.

Sincerely,
Rhonda O'Brien

Sent from my iPad

From: Nancy Daly
To: [Punt, Colin](#)
Subject: Fwd: Against the proposed plan for 1824 Vilas Avenue
Date: Monday, December 04, 2017 11:13:38 AM

Begin forwarded message:

From: Nancy Daly <[REDACTED]@charter.net>
Date: December 3, 2017 at 11:01:59 PM CST
To: rethington@cityofmadison.com
Subject: **Against the proposed plan for 1824 Vilas Avenue**

Be it noted that I am strongly against the proposed plan for the garage redo and addition at 1824 Vilas. I believe the scale of the project is too much for the size lot and it will be a detriment to the neighborhood. With the property owner's Airbnb in the lower level of their house there is already a rental property on the site and building a much larger garage with additional rental space is not appropriate for the area. I regret I have another meeting and will not be able to be at the hearing.

Nancy Daly
[REDACTED] Lincoln Street
Madison 53711

From: Richardson, Tom
To: [Punt, Colin](#)
Cc: [Jimmie Nahas](#)
Subject: Fwd: Opposition to the building proposal at 1824 Vilas
Date: Sunday, December 03, 2017 12:58:54 PM

City Planning,

As mentioned in my previous message from Friday, Dec 1st, I also agree that the below points referenced below have NOT been addressed and OPPOSE this project from further development.

Regards,

Tom & Barbara Richardson
[REDACTED] Adams St.

From: Jimmie Nahas [REDACTED]@me.com>
Sent: Sunday, December 3, 2017 11:54 AM
Subject: [EXTERNAL] Opposition to the building proposal at 1824 Vilas
To: <cpunt@cityofmadison.com>

Good Day:

I'm writing this letter in opposition to the proposed development at 1824 Vilas Ave. My long term concerns follow:

- Reduction of green space in the VNA by the height and size of the additional building unit
- Property becoming the third rental on one residential lot
- Long term parking congestion to the busiest street in this area of this VNA
- Lower real estate residential real estate values as this now becomes another rental area in an exclusive residential neighborhood and this specifically being part of the National Historic District
- More traffic in an area growing with younger families making this more dangerous to them
- Setting precedent that any garage can now be a rental property in the VNA

My opposition to this project is these topics have not been addressed by the proposal and should be stopped permanently.

Jimmie Nahas
608-[REDACTED]
[REDACTED][@me.com](#)

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From: Jimmie Nahas
To: [Punt, Colin](#)
Subject: Opposition to the building proposal at 1824 Vilas
Date: Sunday, December 03, 2017 11:54:17 AM

Good Day:

I'm writing this letter in opposition to the proposed development at 1824 Vilas Ave. My long term concerns follow:

- Reduction of green space in the VNA by the height and size of the additional building unit
- Property becoming the third rental on one residential lot
- Long term parking congestion to the busiest street in this area of this VNA
- Lower real estate residential real estate values as this now becomes another rental area in an exclusive residential neighborhood and this specifically being part of the National Historic District
- More traffic in an area growing with younger families making this more dangerous to them
- Setting precedent that any garage can now be a rental property in the VNA

My opposition to this project is these topics have not been addressed by the proposal and should be stopped permanently.

Jimmie Nahas
608-
[@me.com](#)

From: THOMAS J ARCHDEACON
To: [Eskrich, Sara](#); [Punt, Colin](#)
Cc: pinelakewi@icloud.com
Subject: Proposal for ADU at 1824 Vilas
Date: Friday, December 01, 2017 3:35:51 PM

Dear Members of the Madison Planning Commission:

We own the house at [REDACTED] Harrison Street, which is the southwest corner of the block on which 1824 Vilas is southeast corner. Despite our good feelings for Tom and Sandi Rutherford, we want to express our concerns about their request for a conditional use permit to build an Accessory Dwelling Unit on the current site of their garage at 1824 Vilas. The proposed building is inappropriate for the National Historic District located in the area encompassed by Edgewood Avenue, Monroe Street, Grant Street, and Vilas Avenues.

Our neighbors, Brad and Carol Ricker, have already submitted a letter to the Planning Commission in which they accurately describe the history of the district and distinguish it from nearby housing areas that form the broader Vilas Neighborhood. Repeating the points they make will only waste your time. We have been in our house since 1977, which makes our presence in the neighborhood more than a decade greater than their own long tenure. Allow us to add to their points that we have had four decades to watch how our neighbors and we have made the many improvements to our properties that have made this a highly desired and highly taxed area of single-family homes.

The need for an ADU at 1824 is not obvious. The current structure is one of the larger ones in the area, with more than ample room for its two principal residents. The Rutherfords, moreover, recently modified their house to enhance a suite that exists on the basement level of the property. It should be more than adequate to provide temporary or longer term accommodations for other members of their family, including any of their three grown daughters.

The proposed rationale for the ADU seems strained. All three daughters appear sound of mind and body and, as adults, are past the age when prolonged co-residence with their parents seems likely. The idea that the Rutherfords themselves may someday want to reside in the unit while one of their children take over the main building similarly does not mesh with reasonable time frames. The current owners are still in their working years and appear vigorous in all respects. Acting now for eventualities that are speculative at best and that, if they occur at all, not likely to come to pass for at least fifteen years is premature. Leaving the ADU unoccupied in the meantime would be costly in terms of the costs of construction to be incurred as well as in terms of the additional increment to the family's property taxes. More likely is an outcome in which the Rutherfords will, by choice or by necessity, turn the ADU into an income-generating rental unit inhabited by tenants unrelated to them. That would be consistent with the use they currently make of the basement suite, which they regularly rent on Airbnb.

We do not want unnecessarily to block the Rutherfords' plans. Their neighbors, however, deserve more than vague assurances that the proposed modifications will not contribute to changing the character of the district. A legal guarantee that the ADU would not become a rental unit either for long-term or Airbnb-style occupancy, would be appropriate to permit the Rutherfords to pursue

their stated objectives and to mollify the concerns of their neighbors.

Thank you.

Thomas J. Archdeacon
Marilyn Lavin

From: Amy Poland
To: [Punt, Colin](#)
Subject: Proposed ADU at 1824 Vilas
Date: Monday, December 04, 2017 1:18:33 PM

Hello. I am a Vilas neighborhood home owner, living at [REDACTED] Adams Street. I am strongly opposed to the construction of an accessory dwelling unit to be built behind 1824 Vilas. My objections are many, but include the scale of the project, the visibility of the new construction on the corner property and the way that impacts the aesthetics of the block. In addition to these concerns, I am opposed to the neighbors building a unit whose primary purpose is as a rental. The current owners already rent out the basement of their house on Airbnb. I don't want to see the lovely homes in the neighborhood cut up into multiple rental units; then we will look like the homes lived in by students. Please help us retain the lovely character of our neighborhood.

Sincerely,

Amy Poland
Sent from my iPad

From: Kathleen Standen
To: [Punt, Colin](#)
Subject: Proposed Construction of ADU at 1824 Vilas Ave. - Opposition
Date: Monday, December 04, 2017 7:06:09 AM

City of Madison,

I am writing to oppose the construction of an ADU at 1824 Vilas Ave.

This proposed project is not within the nature of this historic, single-family dominated neighborhood and will cause traffic congestion and set an unwanted precedent. I oppose this project because it consists of squeezing a new rental property onto a very small lot. This change in residential land use will only benefit the owners of the property, at the detriment of the neighbors and the neighborhood as a whole.

In addition, this proposal is especially inappropriate given that the property has already added a rental unit in the basement of the home (apparently this is an air B&B development). Having two rental units on one residential property seems excessive and unnecessary.

I am concerned that this will also set a precedent, and encourage the practice of using homes and properties in the neighborhood to generate rental income. That would increase density and make this area more transient. Vilas Avenue is already a busy thoroughfare for navigating around Vilas Park, and this street is especially busy during the summer zoo season. It is also used for a number of events throughout the year such as charity runs and other activities.

Finally, this is the only part of the City of Madison that has historic alleyways. They are a unique and valuable feature of the neighborhood and of the city and should be preserved, not used as a mechanism to allow more traffic from inappropriate in-fill of the typically small lots in the neighborhood.

Thank you for the opportunity to provide input on this proposal.

Kathleen Standen
[REDACTED] Adams Street
Homeowner since 1988

From: Peter Daly
To: [Brad Ricker](#); [Punt, Colin](#)
Subject: Proposed construction of ADU at 1824 Vilas Ave
Date: Monday, December 04, 2017 12:26:01 PM

Hello Brad and Carol (and Colin Punt),

Nancy and I align with your opposition to the Rutherford's proposed rental property in the back yard of their home at 1824 Vilas Avenue for all the same reasons you stated in your letter to the Madison Plan Commission on November 29. We hope the Rutherford's hear your concerns and withdrawal their application. Absent that, we expect the Plan Commission will reject the application in an effort to preserve our neighborhood.

As you noted, the most significant and historical risk to our immediate neighborhood has been the downgrading of single family homes to multi-rental units. In the 25 years we have lived in the neighborhood, we have witnessed this pressure and have applauded the efforts of our immediate neighbors, the Vilas Neighborhood Association and the City of Madison to achieve a balance that invites a mix of housing while preserving the neighborhood character and historical significance. In our minds, this means higher density housing along the Monroe and Park Street corridors, conversion of run down corporate managed rental properties to owner occupancy (including Accessory Dwelling Units), and historical preservation of 100 year old homes. We could cite excellent examples that have been achieved over these past 25 years creating a healthy neighborhood momentum.

Likewise we applaud the Rutherford's efforts to preserve their historical home, the 1907 Prof. Arthur & Carlotta Beatty Residence, as a contributing part of the the Wingra Park Historical District. Their exterior renovations have enhanced this fine home and improved our neighborhood. Unfortunately, the proposed backyard rental property is a move in the opposite direction. You are right to oppose this zoning change and construction before the Plan Commission this evening.

Pete and Nancy Daly

█ Lincoln St.

From: Sue Ellingson
To: [Punt, Colin](#)
Subject: Re: 1824 Vilas Ave
Date: Thursday, November 30, 2017 2:09:23 PM

Hi Colin—

What I most want is for someone (you? Zoning? Plan Commission?) to *make sure* the Rutherfords know—*before construction*—that the ADU may not be used for AirBnB. That a tourist rooming house must be part of the owners' primary residence.

In talking with a neighbor, I learned that the Rutherfords currently rent a basement apartment in their house through AirBnB. Actually, I think the basement apartment a perfect application for AirBnB. But it makes me wonder about their intentions for the ADU. The neighbors should not have to try to figure out what they're up to and make a complaint.

The Rutherfords should also know that they may not rent to more than two unrelated individuals.

I have just gone through this battle with the man who bought the duplex next door to me. He started out by telling me that the ordinances did not apply to him!

If the Rutherfords are clear on rules for use, then I support the new ADU. I think it's fine if they rent to an individual or a couple. I can't believe they would tolerate a disruptive tenant in their own backyard.

Thank you for asking.

Sue

Sue Ellingson, [REDACTED] [@icloud.com](#), 608-[REDACTED]

On Nov 30, 2017, at 9:55 AM, Punt, Colin <CPunt@cityofmadison.com> wrote:

Sue,

I just wanted to check in if you had any specific comment regarding this project that you wanted to make prior to the Plan Commission public hearing on Monday, or if your questions have been answered.

Colin Punt

Planner | City of Madison

Department of Planning + Community + Economic Development

cpunt@cityofmadison.com | 608.243.0455

From: Sue Ellingson [mailto: [REDACTED]@icloud.com]
Sent: Wednesday, November 08, 2017 1:50 PM
To: Punt, Colin <CPunt@cityofmadison.com>
Cc: Eskrich, Sara <district13@cityofmadison.com>
Subject: Re: 1824 Vilas Ave

Thank you for sending this. It looks like a good project. I'm in favor of approval.

Sue Ellingson
[REDACTED]@icloud.com, 608-[REDACTED]

On Nov 8, 2017, at 1:33 PM, Punt, Colin <CPunt@cityofmadison.com> wrote:

Sue,

Thank you for letting me know. I'll talk to the staff that maintains the website.

I've attached the submitted plans for the ADU.

Please let me know if you have additional questions.

Colin Punt
Planner | City of Madison
Department of Planning + Community + Economic Development
cpunt@cityofmadison.com | 608.243.0455

From: Sue Ellingson [mailto: [REDACTED]@icloud.com]
Sent: Tuesday, November 07, 2017 4:00 PM
To: Punt, Colin <CPunt@cityofmadison.com>
Cc: John Schafer < [REDACTED]@sbcglobal.net>
Subject: 1824 Vilas Ave

I write regarding the proposed accessory dwelling unit at 1824 Vilas Ave.

I would like to see a site plan and elevations of the proposed structure.

This link has no information other than hearing dates.
<https://www.cityofmadison.com/dpced/planning/1824-vilas-avenue/2611/> Also, the Legistar file is empty.

The alder is Eskrich, District 13. Not Verveer.

Thank you.

Sue Ellingson

From: Kathryn Ryan
To: [Punt, Colin](#)
Subject: Re: Zoning affecting application for accessory dwellings 1824 Vilas
Date: Friday, December 01, 2017 9:53:33 AM

Hi Colin,

Thank you for answering so many questions yesterday. I would like to confirm with the Commission that rentals of ADU are not Air BNB or other temporary housing, such as "tourist accommodations", but regular rentals as described in zoning.

Also I would like to support the continued zoning requirement that the owner live in either the primary or ADU property for at least six months of the year in order for it to be a rental property.

What process do you recommend to address these two points? I would simply like to put this in the public record in regard to this neighborhood zoning, not just the current application. Also, is there a way to submit this without being at the meeting?

Please let me know what procedure you would advise.

Many thanks,

Kathryn

On Thu, Nov 30, 2017 at 9:53 AM, Punt, Colin <CPunt@cityofmadison.com> wrote:

Kathryn,

I just wanted to check in if you had any specific comment regarding this project that you wanted to make prior to the Plan Commission public hearing on Monday, or if your questions have been answered.

Colin Punt

Planner | City of Madison

Department of Planning + Community + Economic Development

cpunt@cityofmadison.com | 608.243.0455

From: Tucker, Matthew

Sent: Wednesday, November 22, 2017 4:06 PM

To: 'Kathryn Ryan' <[REDACTED]@gmail.com>

Cc: Punt, Colin <CPunt@cityofmadison.com>

Subject: RE: Zoning affecting application for accessory dwellings 1824 Vilas

Kathryn- I will try to respond to this message. See below >>

Matt Tucker

-----Original Message-----

From: Kathryn Ryan [mailto: [REDACTED]@gmail.com]

Sent: Wednesday, November 22, 2017 3:14 PM

To: Tucker, Matthew <MTucker@cityofmadison.com>

Subject: Re: Zoning affecting application for accessory dwellings 1824 Vilas

Hello Matthew,

Thank you for your prompt response. The attachments are very helpful.

1. One question is the definition of conditional use--I don't understand the use of the term from the materials provided since it seems to be a permitted use. >> **Per the zoning ordinance, any owner-occupied single family home may request approval for an ADU, as a Conditional Use. Conditional Use requests are reviewed against standards by the City's Plan Commission, as part of a public hearing.**

2. Also, the zoning doesn't seem to specify the nature of the use of the accessory dwelling. Will the accessory dwelling be used by a member of the household or not. Is it assumed that it may serve as a rental property? (I notice the requirement that the owner live in the primary dwelling at least six months of the year.) >> **the most immediate occupant or intended use for the ADU is not necessarily pertinent to the request. The request basically is to allow the dwelling unit to be constructed. Once it is constructed, it may be used as living space/dwelling unit for time. Through time it could be used for typical tenants, as extra living space for visitors, a space for a care giver, a space for a child to live, other similar uses.**

It is very helpful to get this information.

Thank you,

Kathryn Ryan

Sent from my iPhone

> On Nov 22, 2017, at 2:36 PM, Tucker, Matthew <MTucker@cityofmadison.com> wrote:

>

> Hello Kathryn- The 1800 block of Vilas Avenue is zoned Traditional Residential - Consistent 2 (TR-C2), which is a single-family zoning district. There are no specific architectural requirements for this zoning district. The bulk requirements for TR-C2 (setbacks, lot area, lot coverage, Useable Open Space, height, etc.) are attached.

>

> The City's Zoning Ordinance allows any owner-occupied single-family home to request an Accessory Dwelling Unit (like the apartment over the garage) as a Conditional Use.

Attached are the required standards and suggested guidelines for ADU, which the Plan Commission must consider with this request.

>

> I have copied City Planner Colin Punt on this message. Colin is the planner assigned to the Conditional Use request for ADU at 1824 Vilas.

>

> Let me or Colin know if you have any questions.

>

> Matt Tucker

>

> -----Original Message-----

> From: Kathryn Ryan [[mailto:\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)]

> Sent: Wednesday, November 22, 2017 10:07 AM

> To: Eskrich, Sara <district13@cityofmadison.com>

> Cc: Tucker, Matthew <MTucker@cityofmadison.com>; Kirchgatter, Jenny <JKirchgatter@cityofmadison.com>

> Subject: Re: Zoning affecting application for accessory dwellings 1824 Vilas

>

> Hello Sara,

>

> Thank you for directing my inquiry. I look forward to hearing from Matt or Jenny.

>

> Best,

>

> Katie

>

> Sent from my iPhone

>

>> On Nov 22, 2017, at 9:42 AM, Eskrich, Sara <district13@cityofmadison.com> wrote:

>>

>> Hi Katie,

>>

>> Thanks for your email. I'm ccing city zoning staff to provide references for you.

>>

>> Best,

>> Sara

>>

>> ---

>> Sara Eskrich

>> DISTRICT 13 ALDER

>> CITY OF MADISON

>> [\(608\) 669-6979](tel:(608)669-6979)

>> district13@cityofmadison.com

>>

>> Subscribe to District 13 updates at www.cityofmadison.com/council/district13/

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>> _____

>> From: Kathryn Ryan <[REDACTED]@gmail.com>

>> Sent: Tuesday, November 21, 2017 11:59 AM

>> To: Eskrich, Sara

>> Subject: Zoning affecting application for accessory dwellings

>>

>> Hello Sara,

>>

>> I wonder if you would have links or references for a zoning question. I live [REDACTED] down from the Rutherfords, my absolutely terrific neighbors who are applying for a conditional use permit for a garage apartment. Sandi and Tom and I have talked it over a bit and they showed me drawings. I have concerns about additional rental units on our block for which this would set a precedent.

>>

>> I believe the Rutherfords will exercise competent oversight and take good care of their property; my disappointment lies in establishing this kind of architectural and rental density on the block of a stable, and already dense, residential neighborhood. I would simply like to learn the relevant zoning that applies to the block.

>>

>> Please be in touch. I wrote this email at the direction of your voice mail, hope it explains my inquiry.

>>

>> Many thanks

>>

>> Katie Ryan

>> [REDACTED] [Vilas Ave](#)

>> [608-\[REDACTED\]](#)

>>

>> (Ps We met when you canvassed the neighborhood)

>>

>> Sent from my iPhone

> <Chap28june17rev TR-C2.pdf>

From: Janet Murphy
To: [Punt, Colin](#)
Subject: Support for 1824 Vilas ADU
Date: Sunday, December 03, 2017 4:24:21 PM

I live within a half mile of this home, and frequently pass by on bike or foot. In looking at this plan, I do not see any obvious concerns with it. Of course, I would want the Planning Commission to carefully consider all the details.

There are several reasons I support this kind of infill project:

- Ordinary people with ordinary incomes are getting priced out of Madison's city center. Extra income from rentals can help people stay in their homes.
- Dense, liveable cities are ideal for the environment, transportation and health.
- This plan mimics the current footprint of the structures on the property. It would not be outsized for the neighborhood.
- To increase income diversity in our neighborhoods, we should integrate rentals.

Two concerns to watch for:

- Non-owner occupied vacation rentals should not take over neighborhoods. Owners should live in very close proximity to any vacation rental.
- This apartment should be adequate for long term rental, not just vacation rental. That way it can be flexibly used in the future.

Thanks for all you do,
Janet Murphy