



City of Madison

Conditional Use

Location
1132 Drake Street

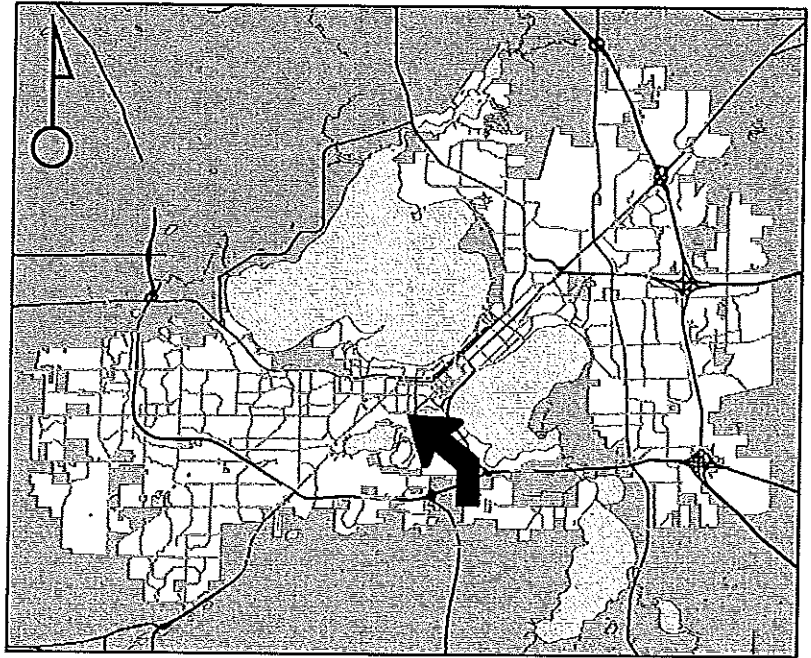
Project Name
Kass Accessory Dwelling Unit

Applicant
Michael Kass ADU

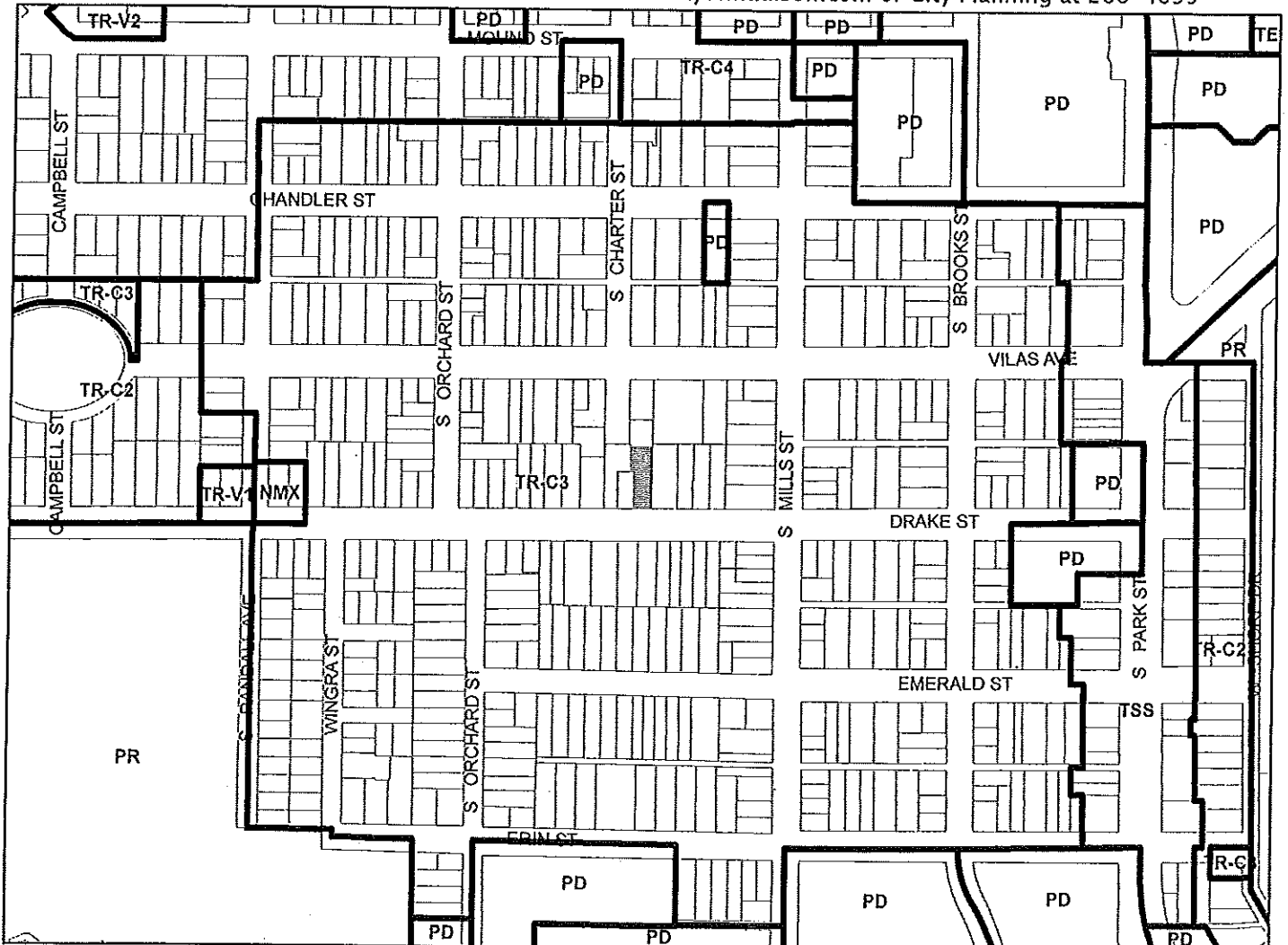
Existing Use
Single Family Home

Proposed Use
Construct detached accessory dwelling unit

Public Hearing Date
Plan Commission
19 June 2017



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



Scale : 1" = 400'



City of Madison

1132 Drake Street



Date of Aerial Photography : Spring 2016



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

FOR OFFICE USE ONLY:	
Amt. Paid	600 -
Receipt No.	029989-0001
Date Received	10
Received By	Jep 5/10/17
Parcel No.	0709-224-3337-4
Aldermanic District	13 - Eskrich
Zoning District	TR-C3
Special Requirements	nl
Review Required By:	
Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1132 Drake St
Project Title (if any): Kass ADU

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: Michael Kass Company: _____
Street Address: 1132 Drake St City/State: Madison WI Zip: 53715
Telephone: (608) 228 3673 Fax: () Email: bfreebpeaceful@yahoo.com

Project Contact Person: _____ Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____

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: ADU

Development Schedule: Commencement July 2017 Completion Sept 1 2017

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:

- 32
11x17
- ~~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.

32 **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 ² of each) | • Lot Coverage & Usable Open Space Calculations ✓ | • Public Subsidy Requested ✓ |
| • Hours of Operation | | |

600 **Filing Fee:** Refer to the Land Use Application Instructions & 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:

4/11/17 SWR Eskrich, John Perkins 3/5/2017

→ 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: Chris Wells Date: 2/17/17 Zoning Staff: Jenny Kirchgatter Date: 2/17/17

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

Name of Applicant Michael Kass Relationship to Property: Owner

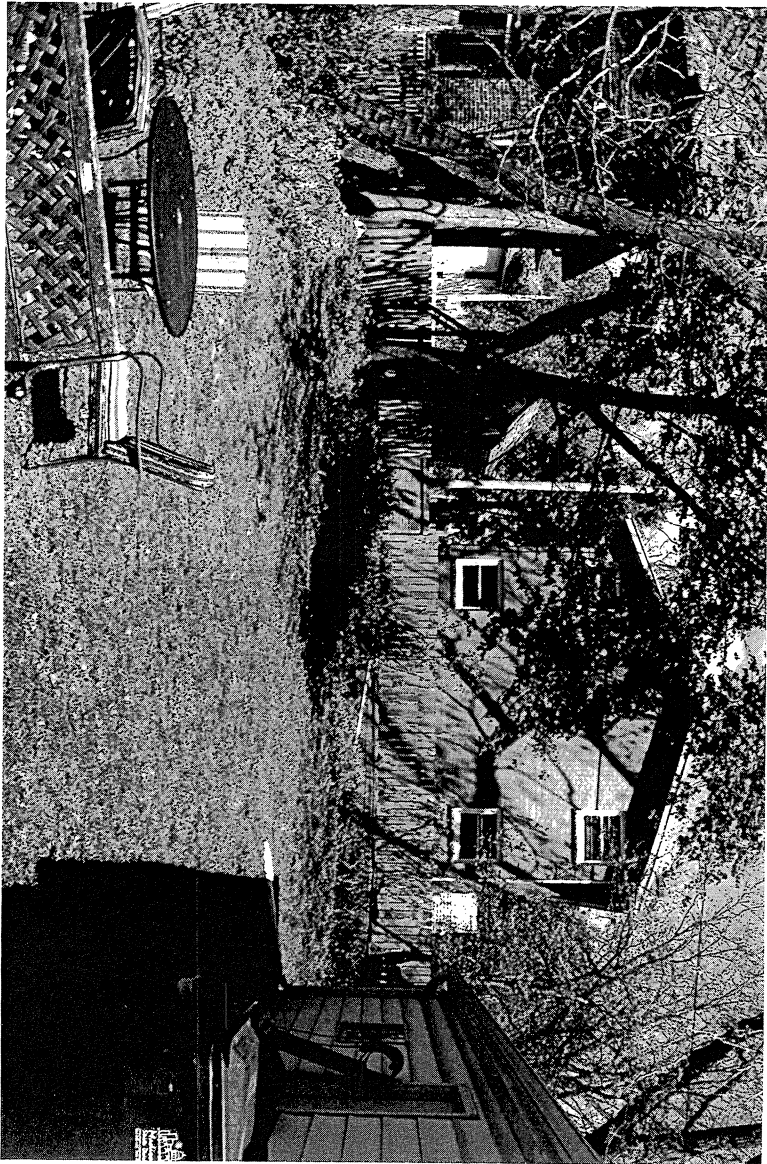
Authorizing Signature of Property Owner Michael Kass Date 5/5/17

Letter of Intent

My name is Michael Kass. My wife, Kathy, and I bought a house at 1132 Drake St. and moved in last August. This is our family residence, and we are excited to be in the Greenbush neighborhood. We have six children, five of whom are young adults and launched to some degree into their adult lives. Our youngest, Tommy is ten years old. As a way of offering hospitality, we are wanting to build a "tiny house" in our backyard. This building is technically called an "ADU", which stands for an Accessory Dwelling Unit. I am a retired carpenter, and our intent is to build the dwelling ourselves this summer, as we are both currently working as teachers during the school year.

This building will be small; the main floor being 16'x19', with a sleeping loft area above. This ADU will comfortably hold 3 people for short visits. It will be equipped with a kitchen, bathroom, and a front porch in a similar style to our residence. Our adjacent neighbors to our west (1140 Drake St) are extended family, so this added bedroom space will be used by our visitors, as well as theirs. We also hope to occasionally Air B&B it. We are excited to move forward, and we will gladly address any questions you may have regarding this project. Thank you for your time and consideration.

1132
Drake St.



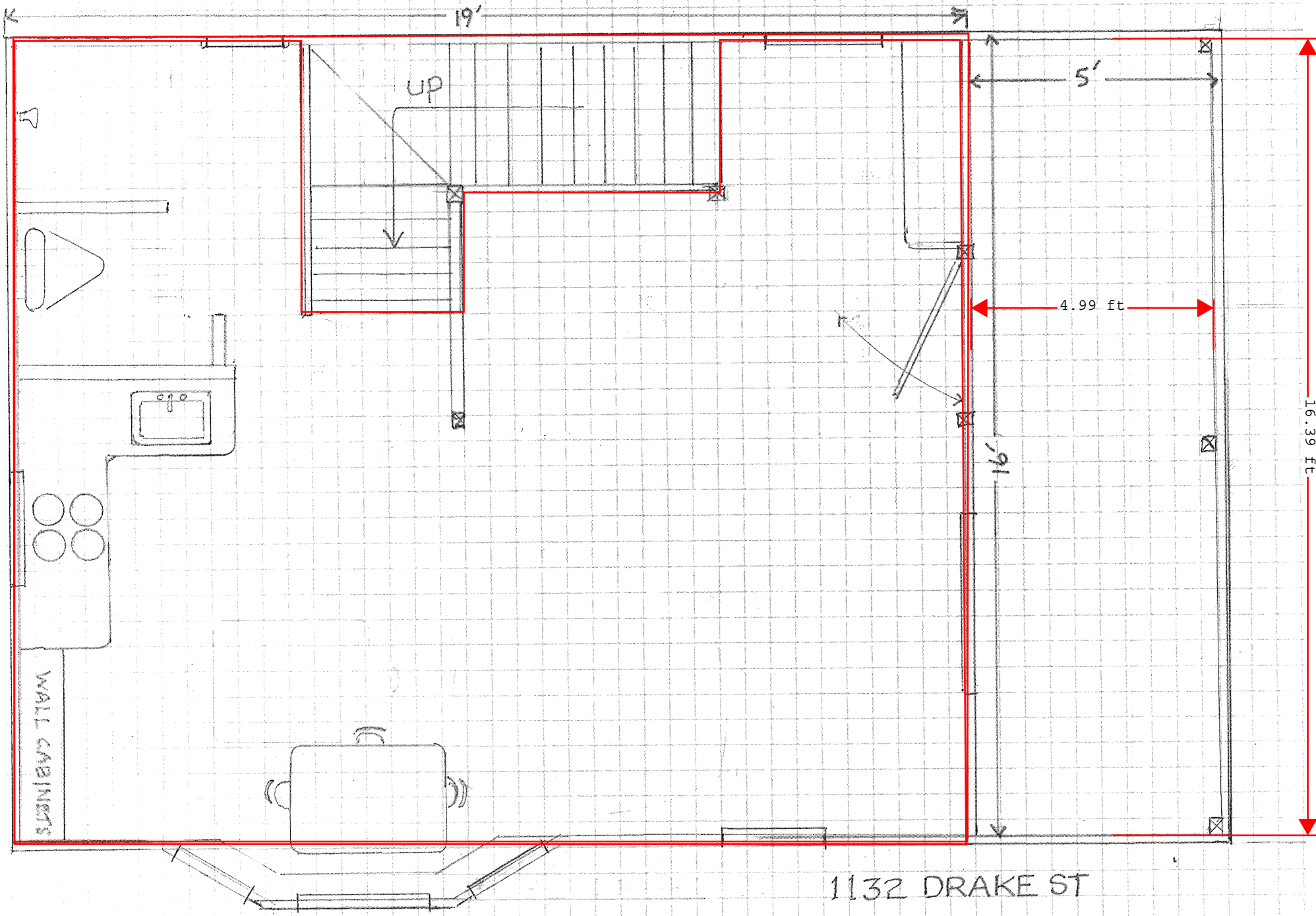
Backyard Bldg Site



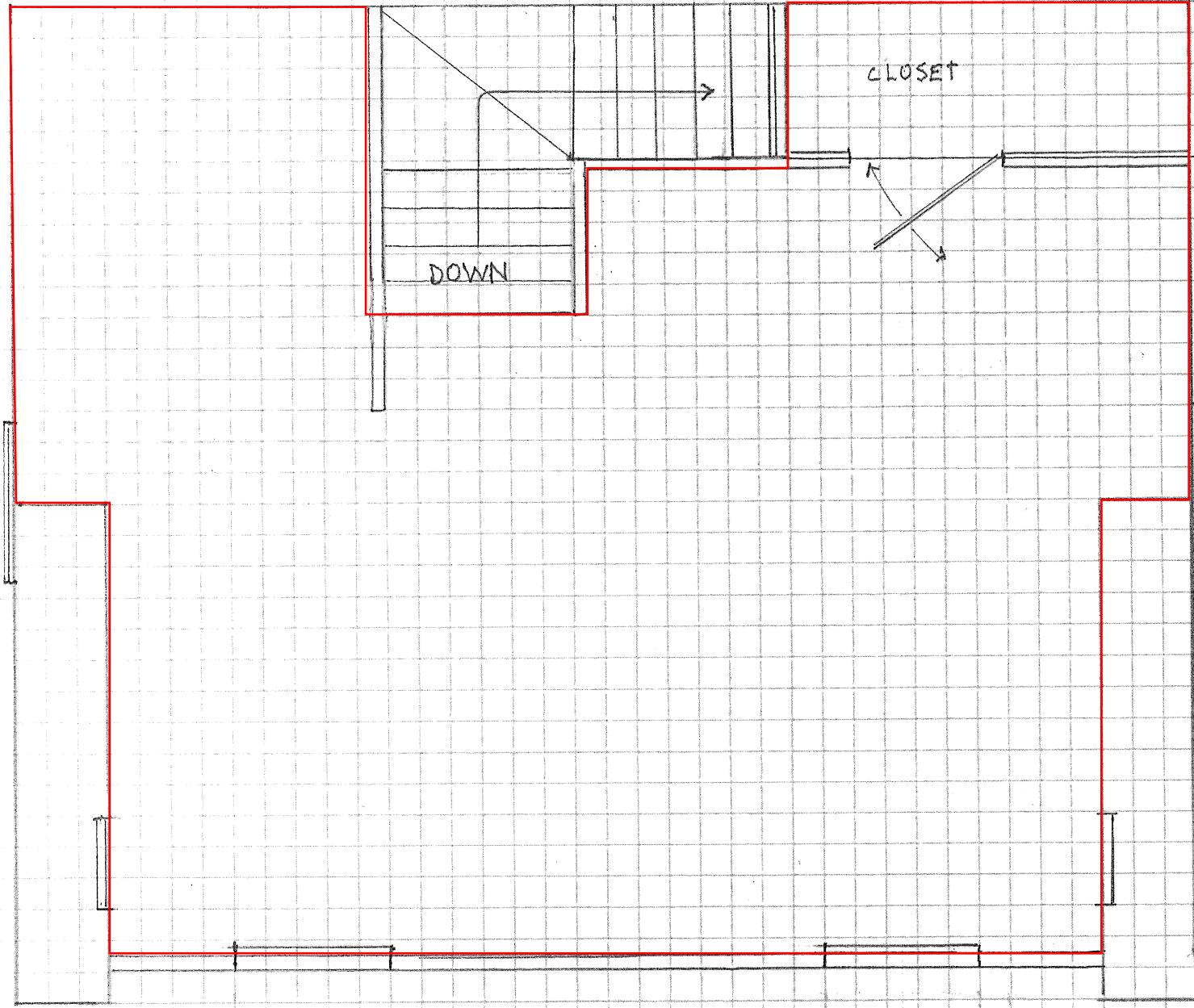


Main Floor Plan

$$\frac{3}{8}'' = 1'$$



UPSTAIRS
FLOOR PLAN



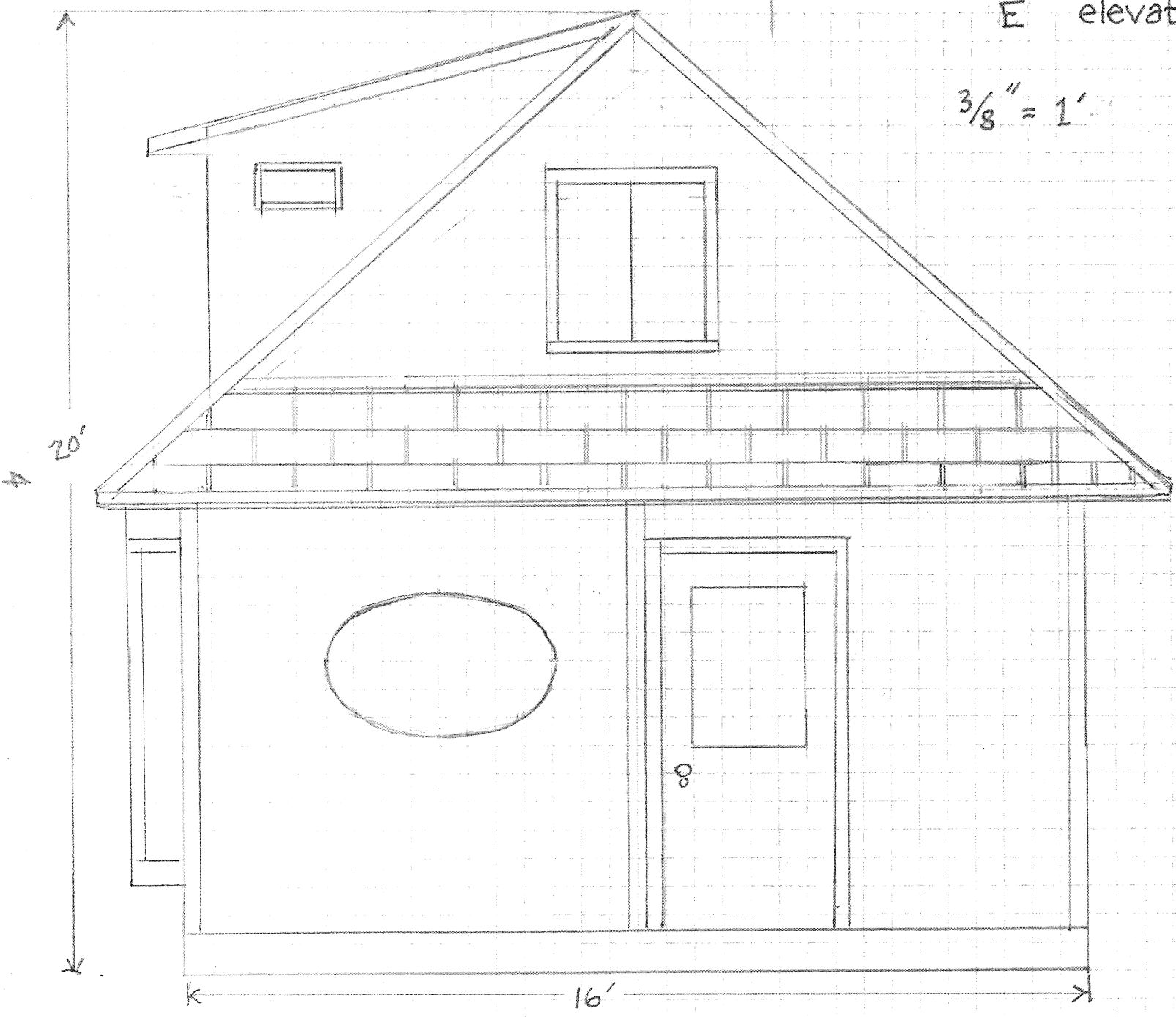
$3/8" = 1'$

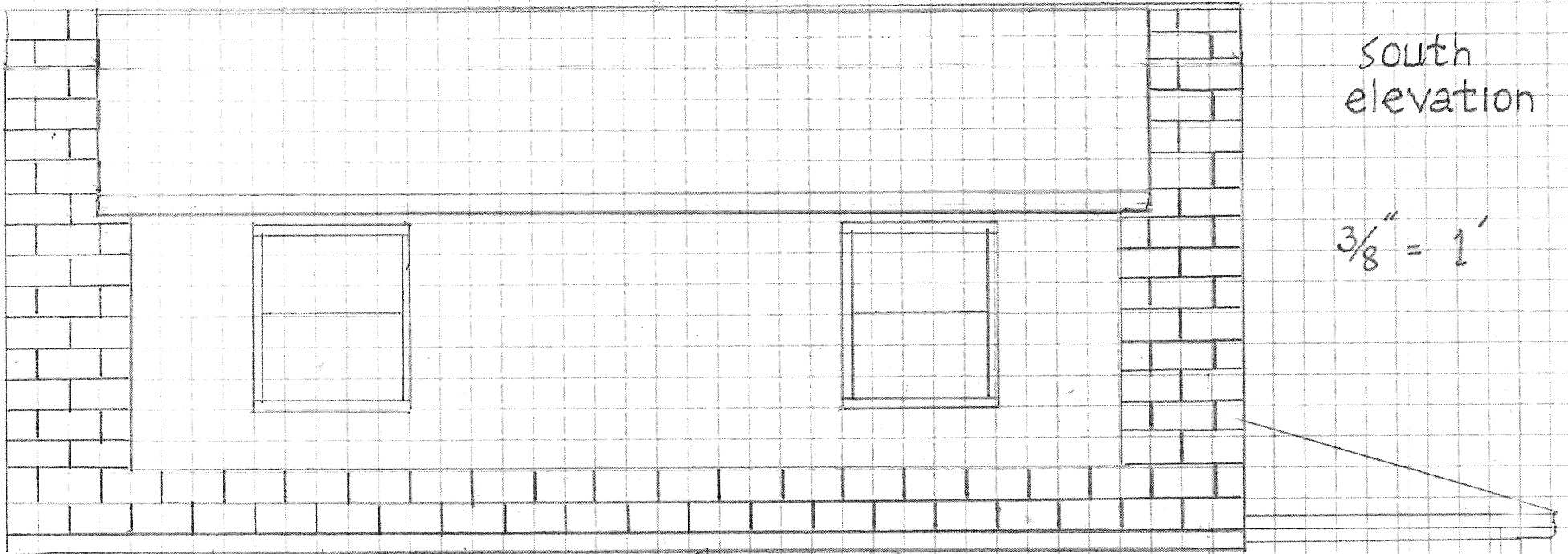
1132 DRAKE ST

DATE: 11/11/11
DRAWN BY: [illegible]
SCALE: 3/8" = 1'

E elevation

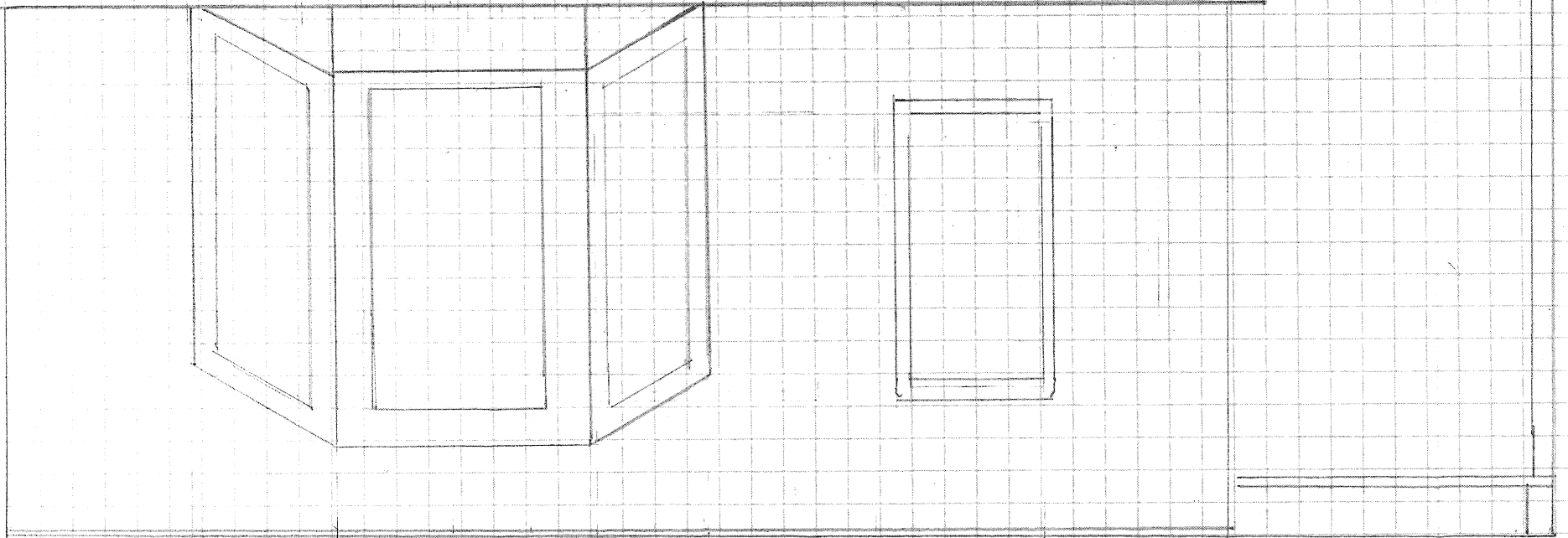
$3/8" = 1'$





South
elevation

$\frac{3}{8}'' = 1'$



FIVE STAR



FIVE STAR



FIVE STAR



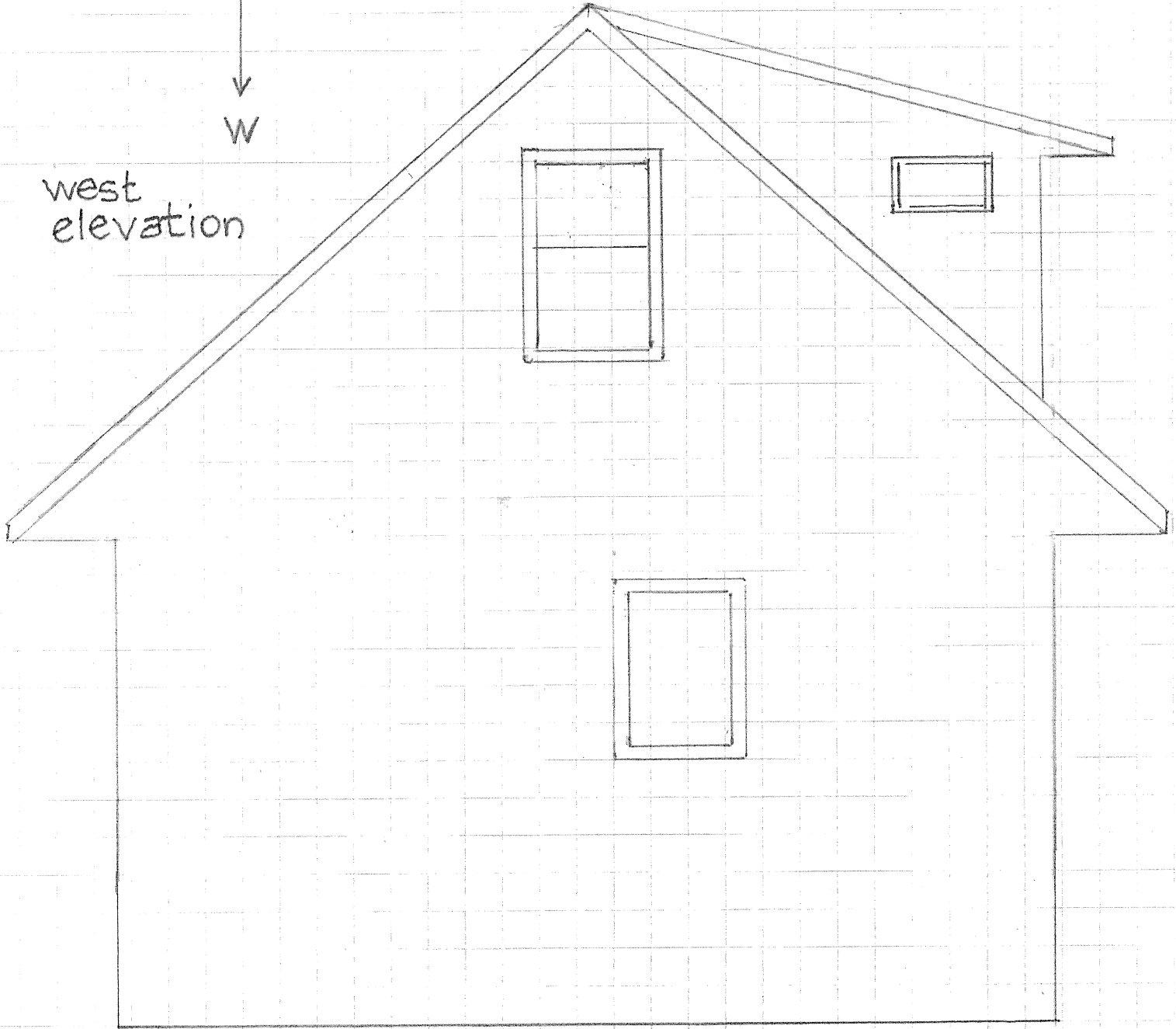
FIVE STAR



FIVE STAR



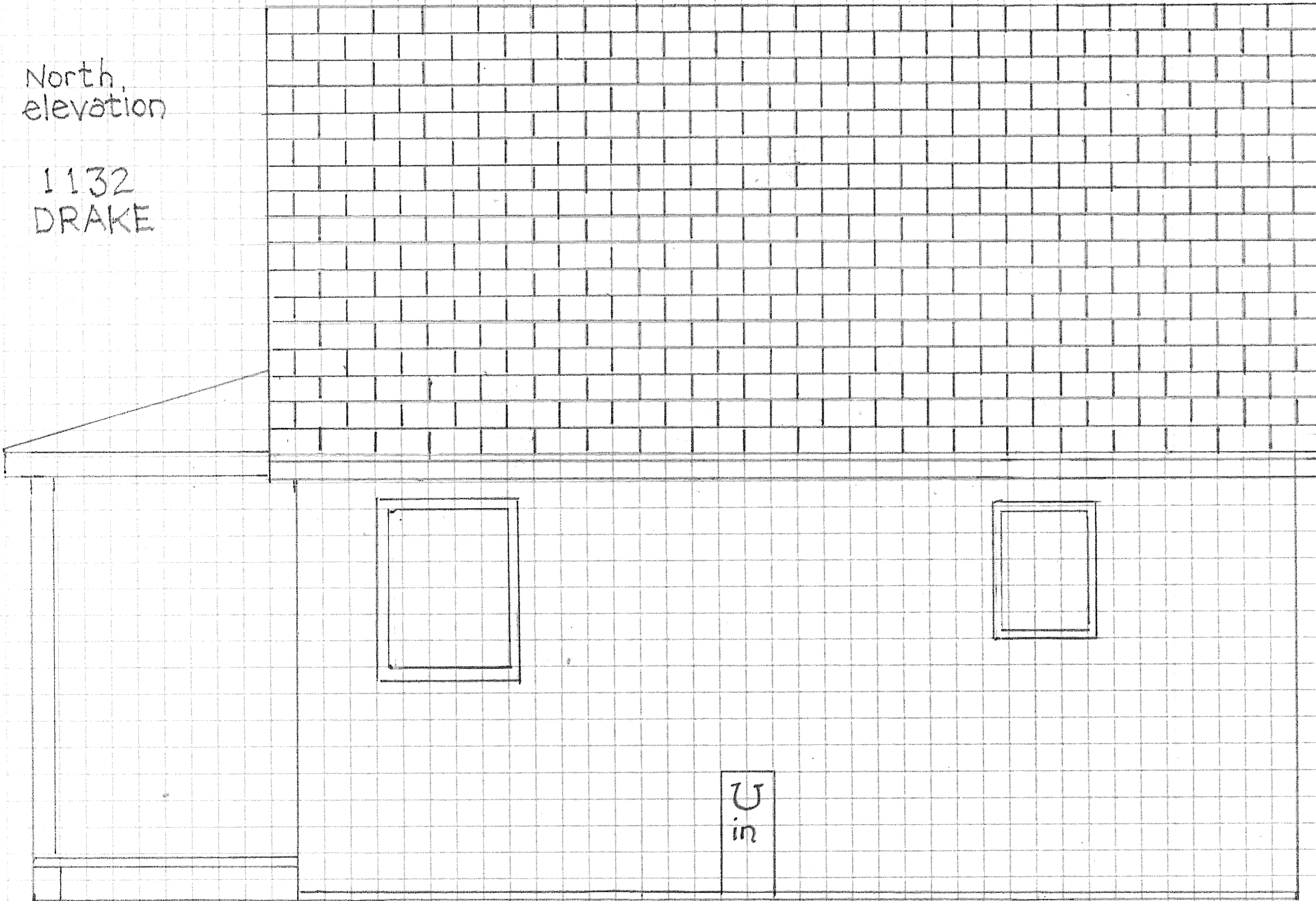
west
elevation



9

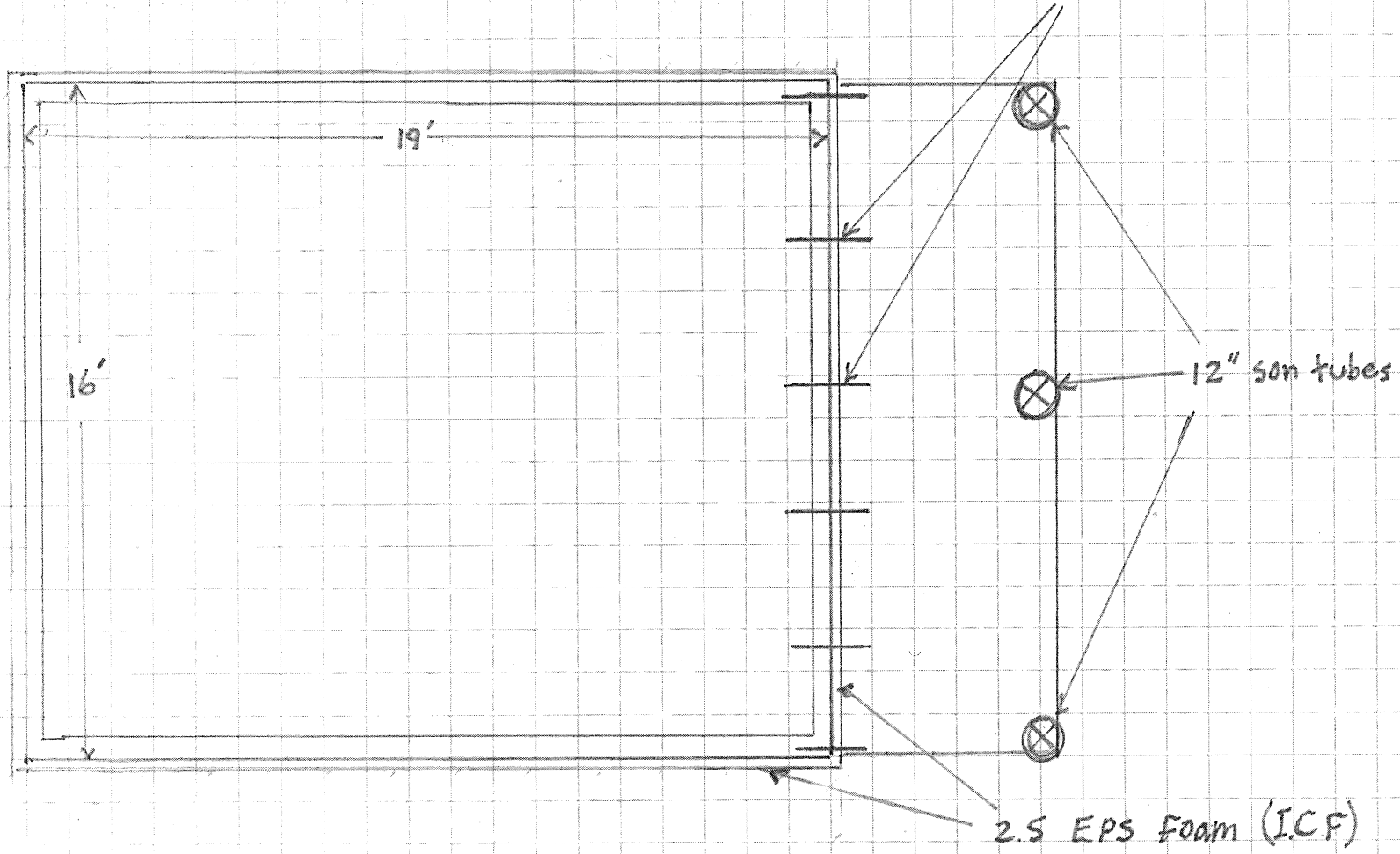
North
elevation

1132
DRAKE



1132 DRAKE ST

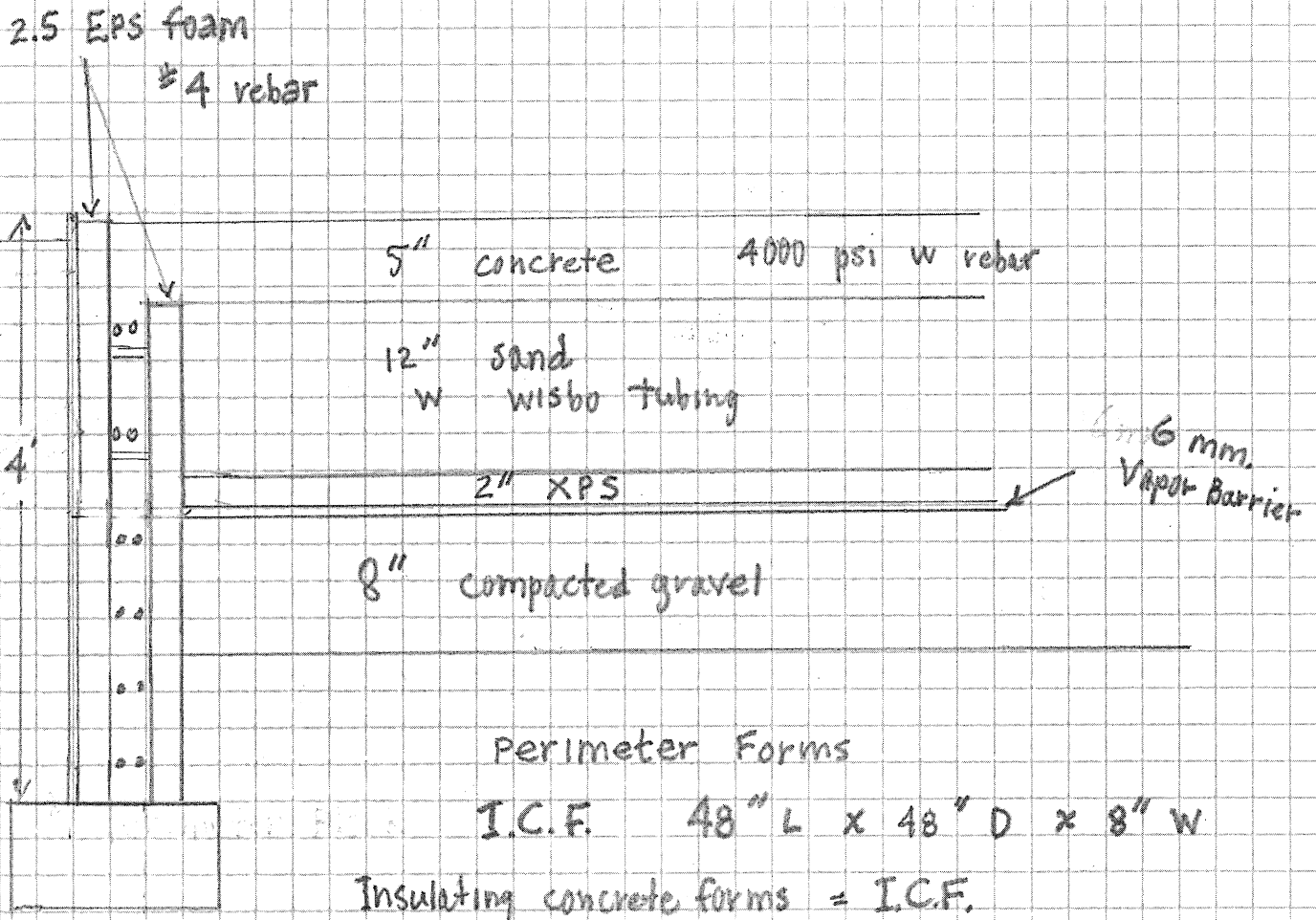
Main insulated slab and deck slab
connected w 5/8 Rebar 3' o.c.



FOUNDATION Details

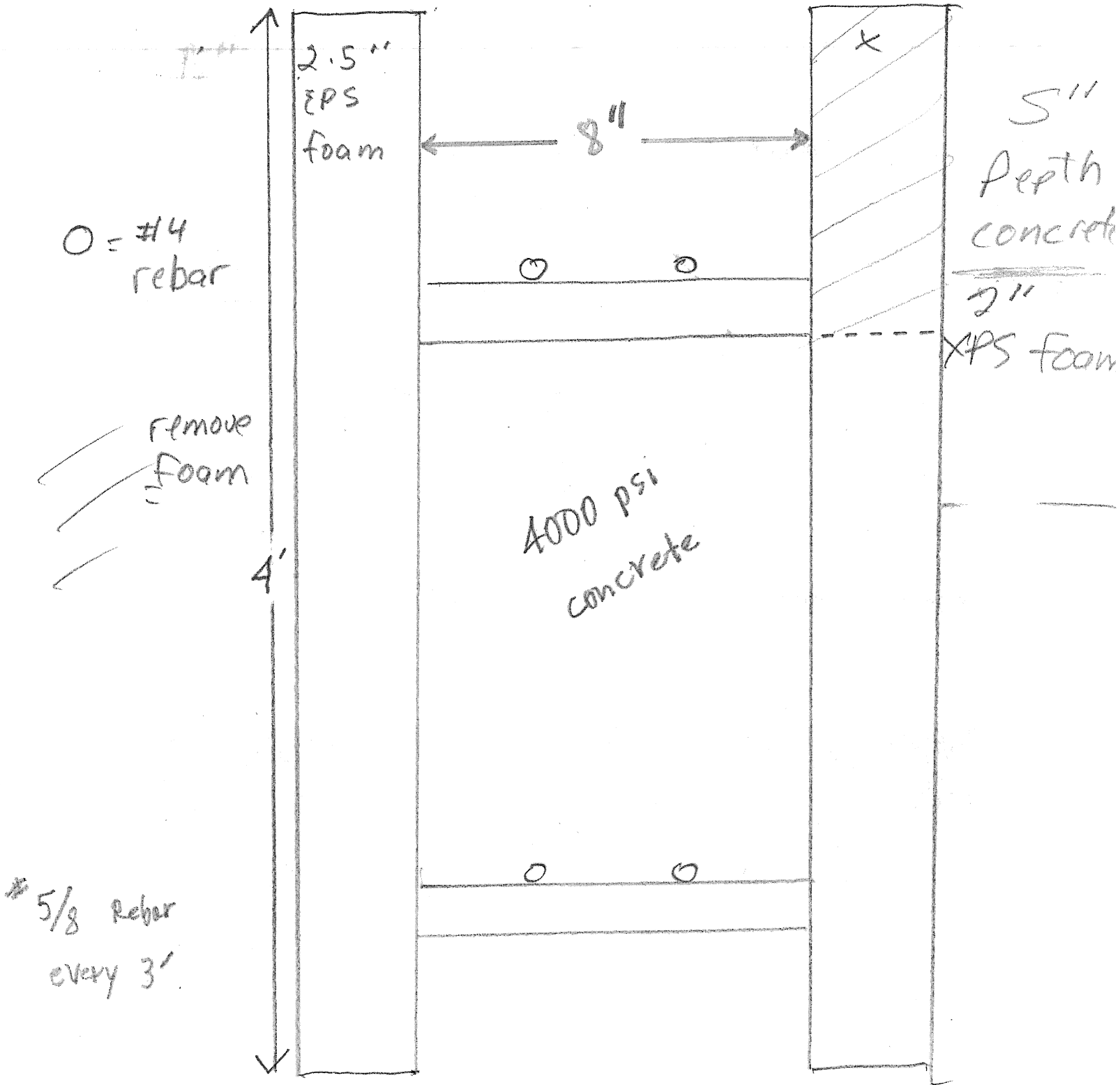
FOUNDATION Details

1132 DRAKE ST



* buildblock.com ICF
plymouth, WI

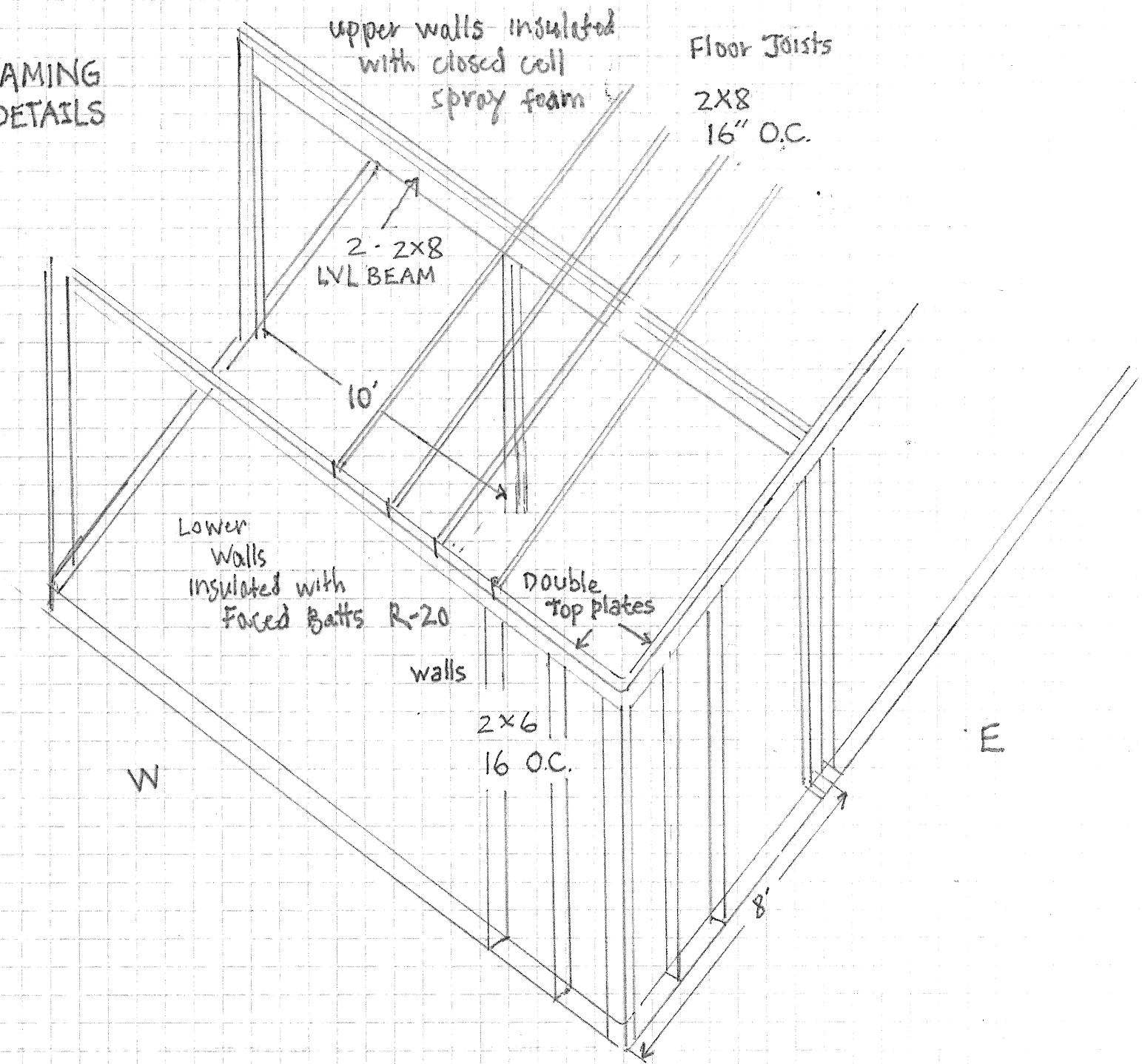
Perimeter block (I.C.F.) 48" L x 16" H
8" width
Insulating concrete forms

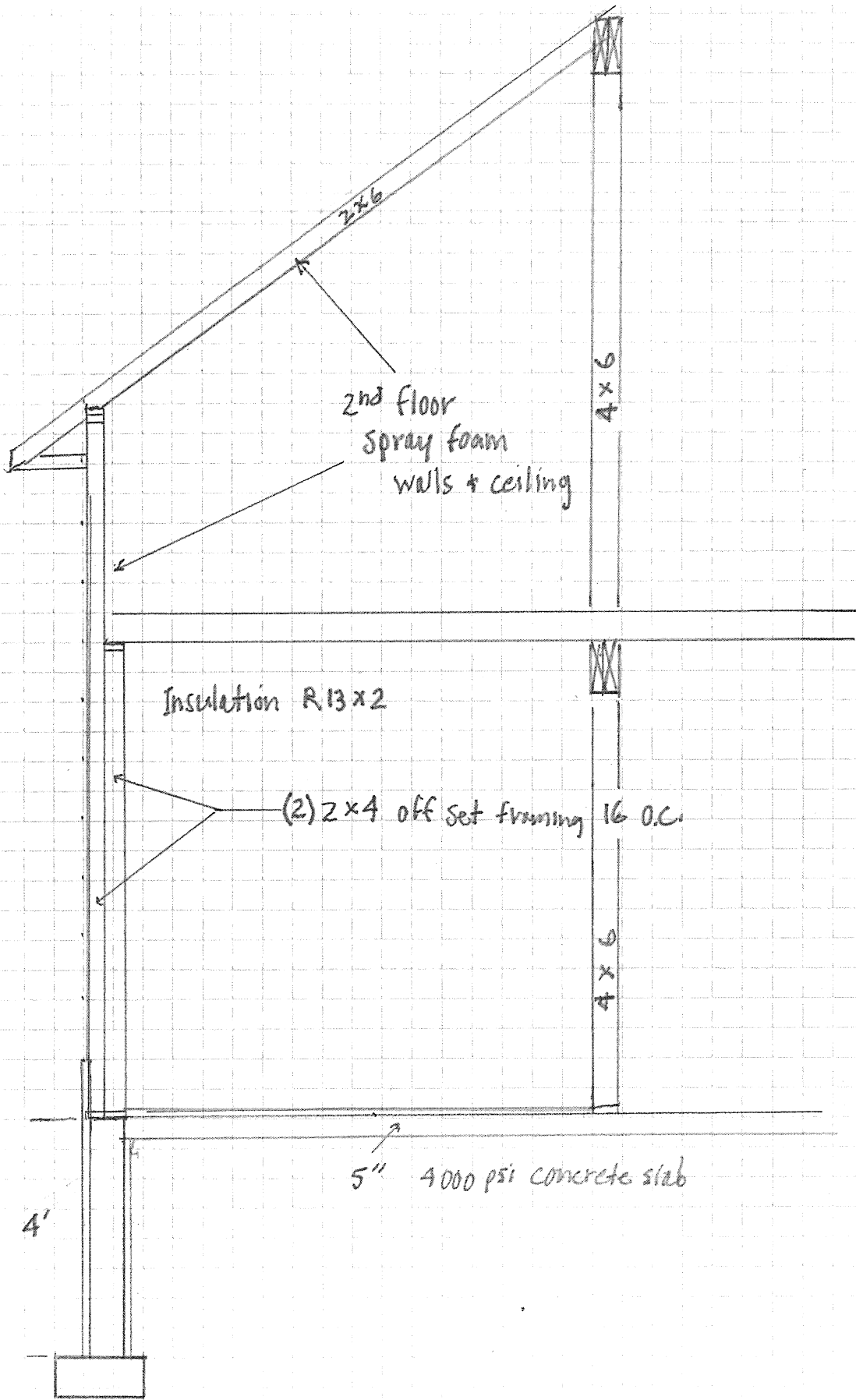


Buildblocks.com (I.C.F.)
plymouth, WI

Energy Star Rater
Greg Nahn

FRAMING
DETAILS





1132 DRAKE ST