



City of Madison

Conditional Use

Location
2313 Center Avenue

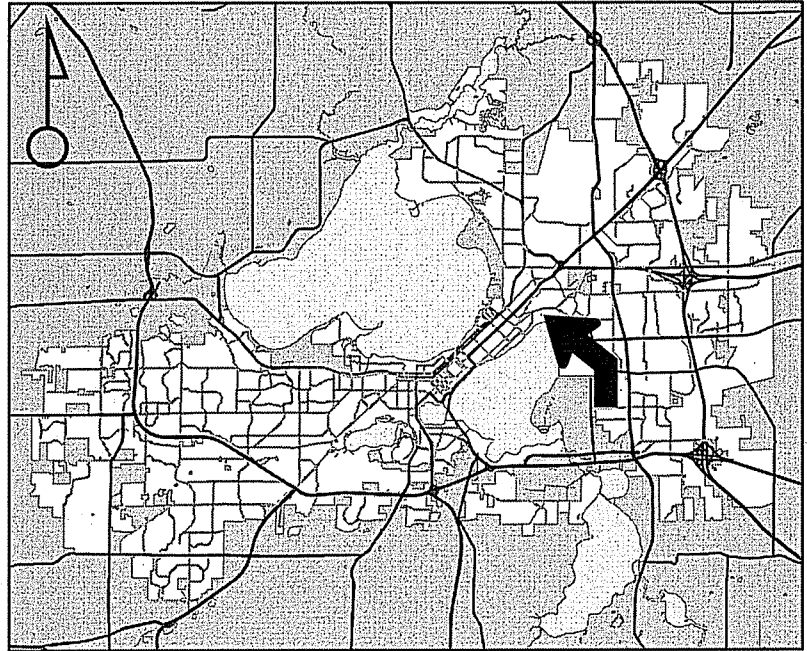
Project Name
Bauknecht ADU

Applicant
Daniel D Bauknecht

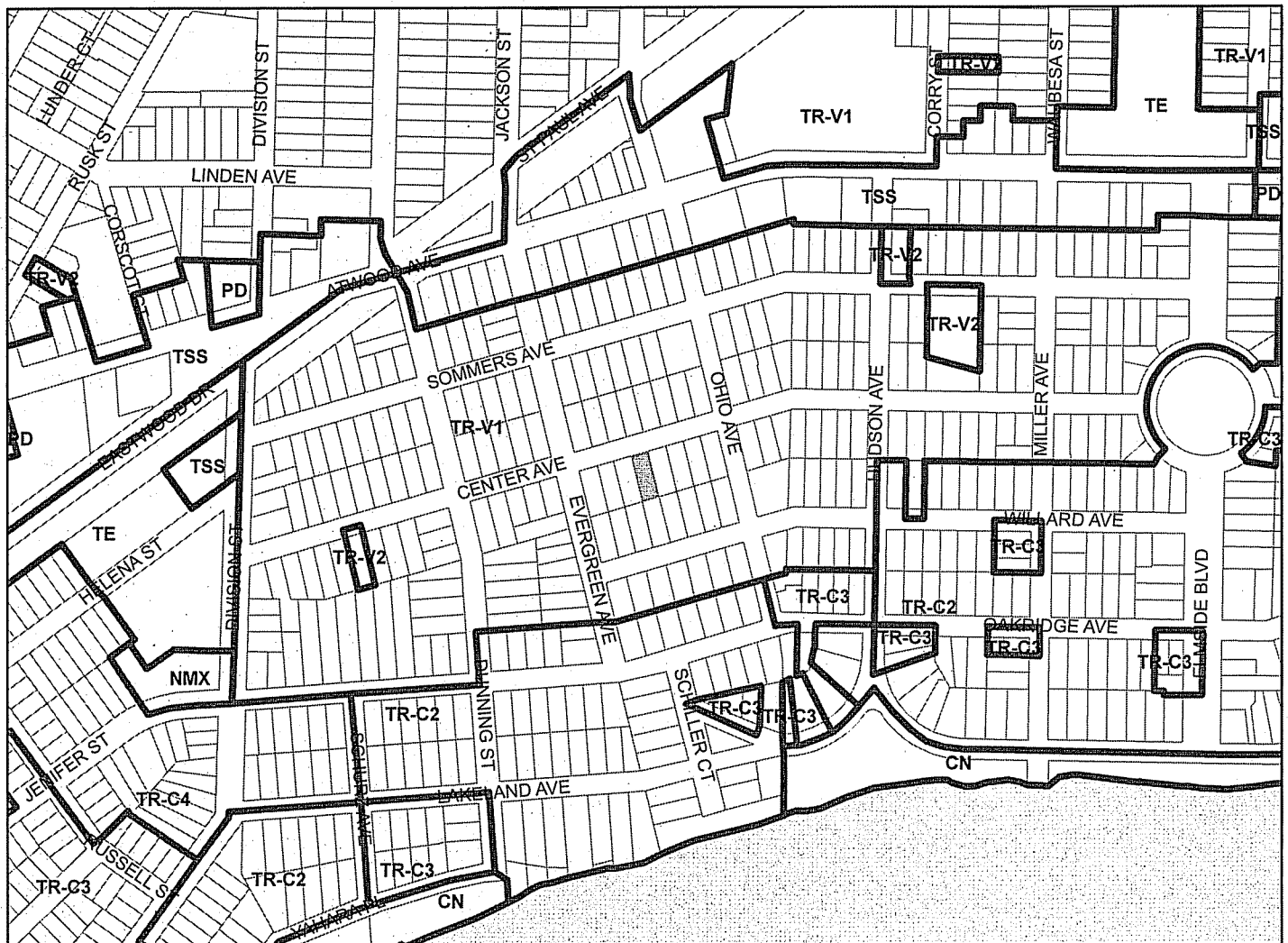
Existing Use
Single-family house

Proposed Use
Construct accessory building with
accessory dwelling unit

Public Hearing Date
Plan Commission
12 December 2016

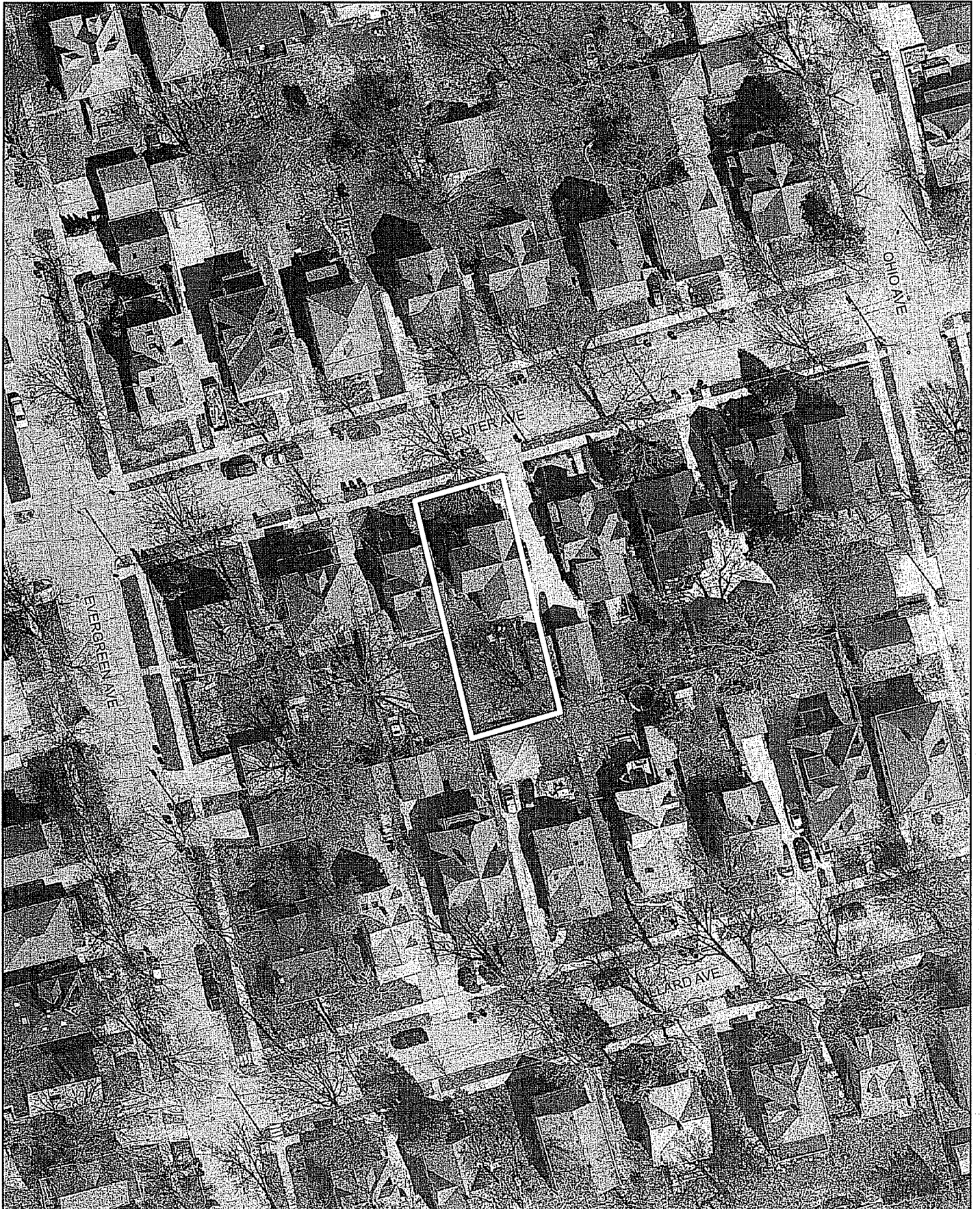


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 6 December 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. 22-356-0001
Date Received	10/26/14
Received By	JJK
Parcel No.	0710-064-3205-0
Aldermanic District	6th Madison Rummel
Zoning District	TR-VI
Special Requirements	OK
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 2313 CENTER AVE, MADISON, WI 53704
Project Title (if any): _____

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: DANIEL D BAUKNECHT Company: _____
 Street Address: 2313 CENTER AVE City/State: MADISON, WI Zip: 53704
 Telephone: (608) 225-2832 Fax: () Email: dan-bauknecht@uwalumni.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: SEE ATTACHED LETTER OF INTENT. Accessory Dwelling Unit
 Development Schedule: Commencement _____ Completion _____

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/altered 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
- ~~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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

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:

ALDER RUMMEL, 8/1/16 ; SASY NEIGHBORHOOD ASSOC, 8/1/16 ; SCHENK-ATWOOD REVITALIZATION ASSOC, 8/1/16

→ 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: 5/4/2016 Zoning Staff: Jenny Kirchgatter Date: 5/4/16

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

Name of Applicant DANIEL D BAUKNECHT Relationship to Property: OWNER

Authorizing Signature of Property Owner Daniel D Bauknecht Date 10/25/16

CITY OF MADISON LAND USE APPLICATION – LETTER OF INTENT

Bauknecht Residence – Garage and Studio Apartment

Project Team: Daniel D Bauknecht, the co-owner of the property, is the General Contractor for the project. Andrew Braman-Wanek, AIA of GinkgoHouse Architecture is the Architect.

Existing Conditions: The property at 2313 Center Ave is a single family home with a detached 10' x 17' one-car garage in poor condition. The existing garage will be removed.

Project Schedule: The project is scheduled to commence construction once approval has been granted and building permits have been obtained. A December 2016 start date is desired with work completed in eight weeks (weather dependent).

Proposed Uses: The project is proposed to consist of a detached, one-car garage on the main level with living space above.

Hours of Operation: Given that this is a residential use, hours of operation will be 24 hours per day, every day.

Building Square Footage: The building will have a 464sf footprint and a 464sf second floor.

Number of Dwelling Units: 1

Auto and Bike Parking Stalls: There will be no designated parking added to the property.

Lot Coverage & Usable Open Space Calculations:

a. Lot Size	5067sf
b. Impermeable Area	1943sf (38%)
c. Usable Open Space	>500sf

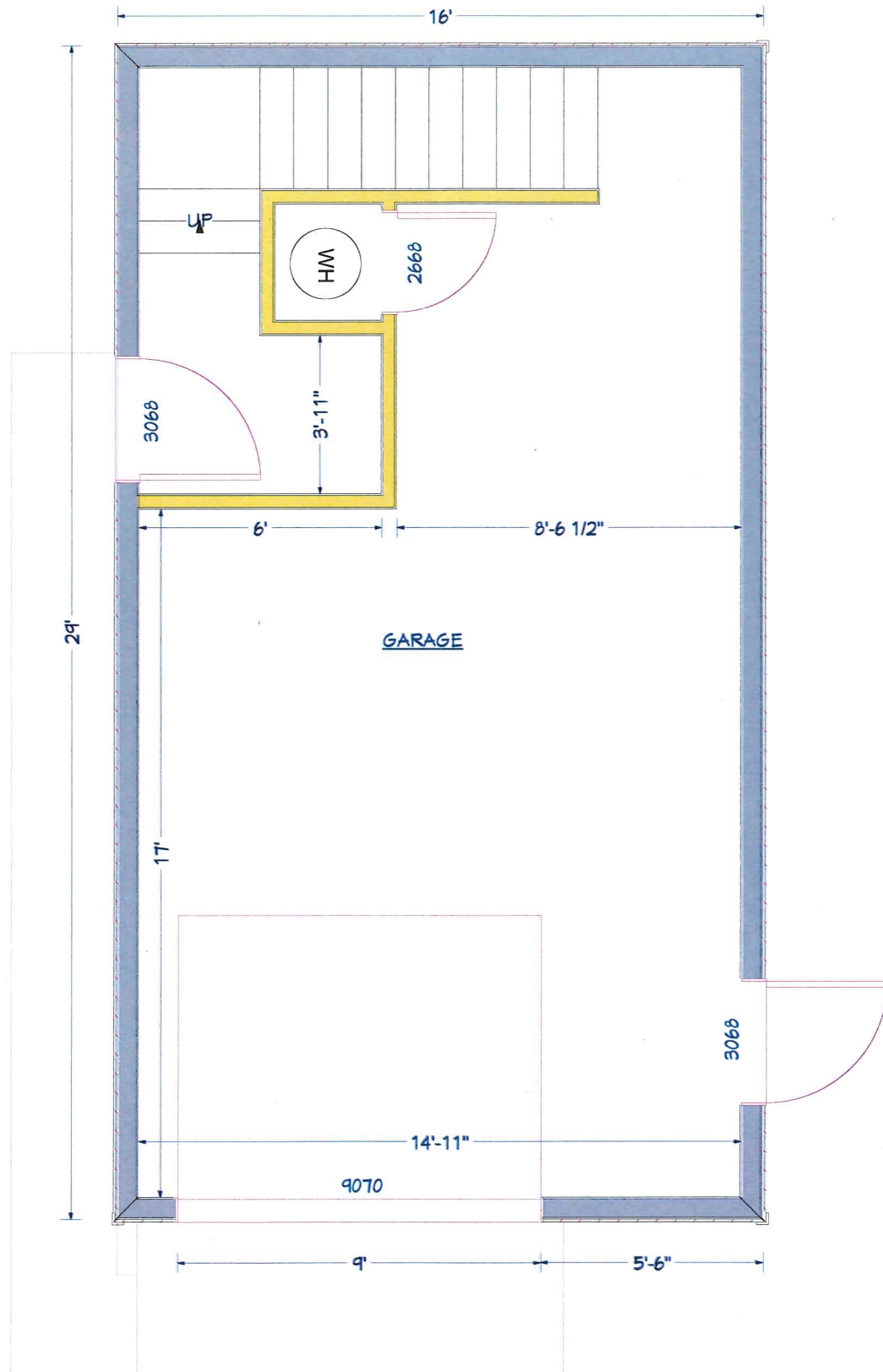
Value of Property: The property was purchased for \$290,000 in November of 2015

Estimated Project Cost: Estimated project cost is \$60,000

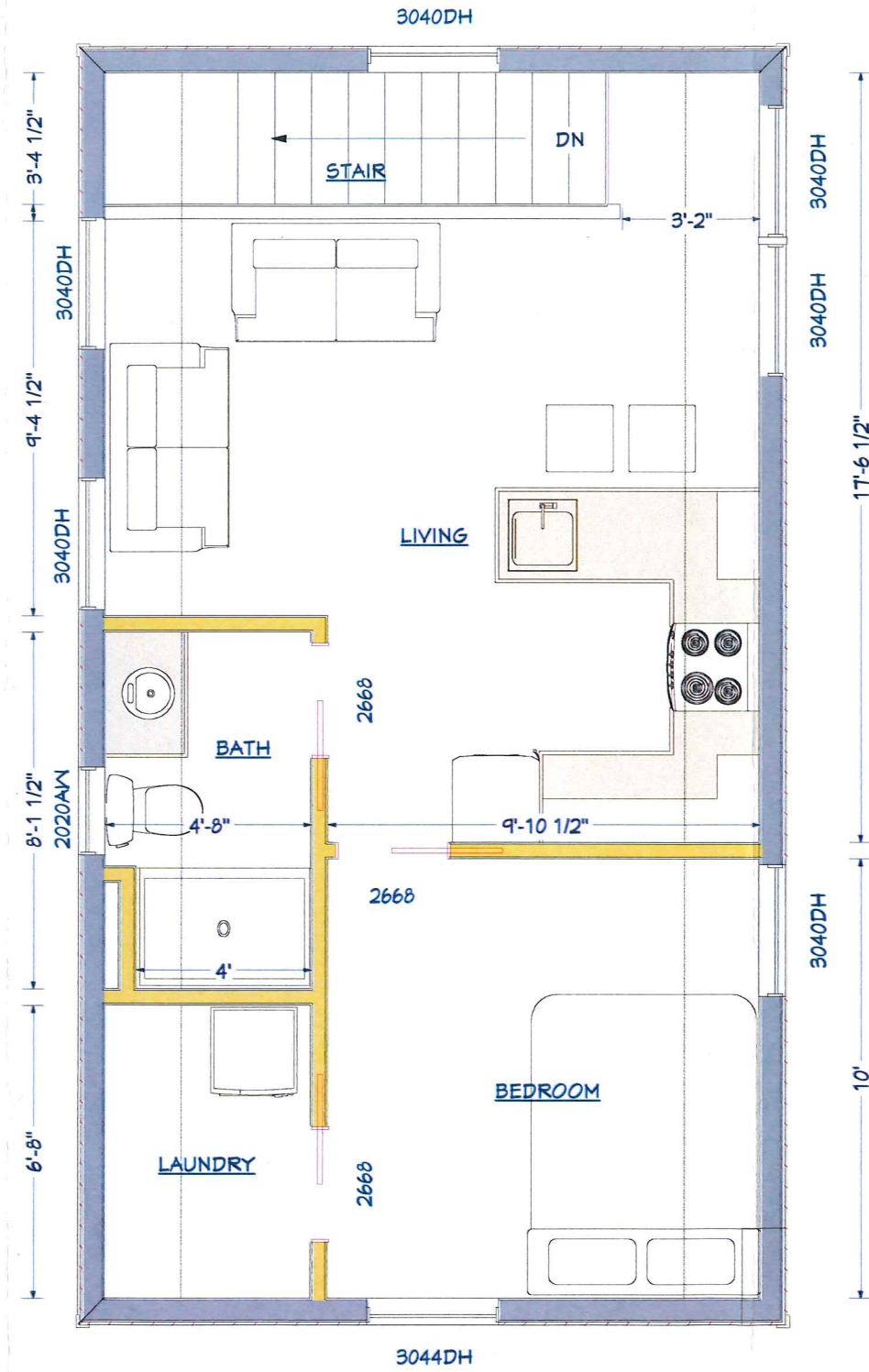
Estimated Number of Construction and FTE Jobs Created: Estimating labor costs as 50% of construction costs and an average wage rate of \$40,000 per year, this project will create approximately 0.75 one-year full-time equivalent jobs.

Public Subsidy Requested: No public monies are requested

First Floor



Second Floor



10 .15 .16

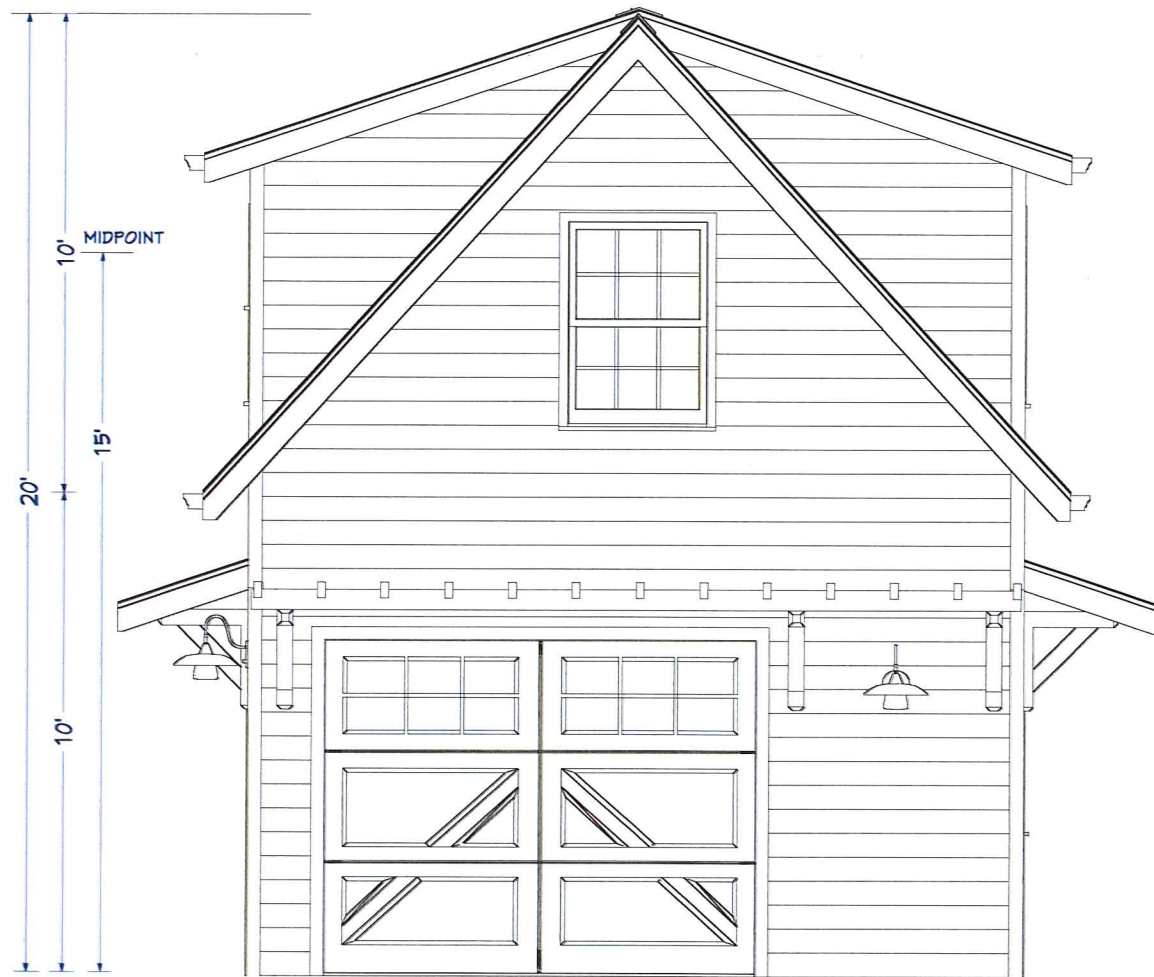
BAUKNECHT RESIDENCE
A Garage and Studio Apartment for:
 Daniel Bauknecht and Kristie Roller-Bauknecht
 2313 Center Avenue
 Madison, Wisconsin



Andrew Braman-Wanek, AIA
 608.692.8830

Street

Western



10 .15 .16

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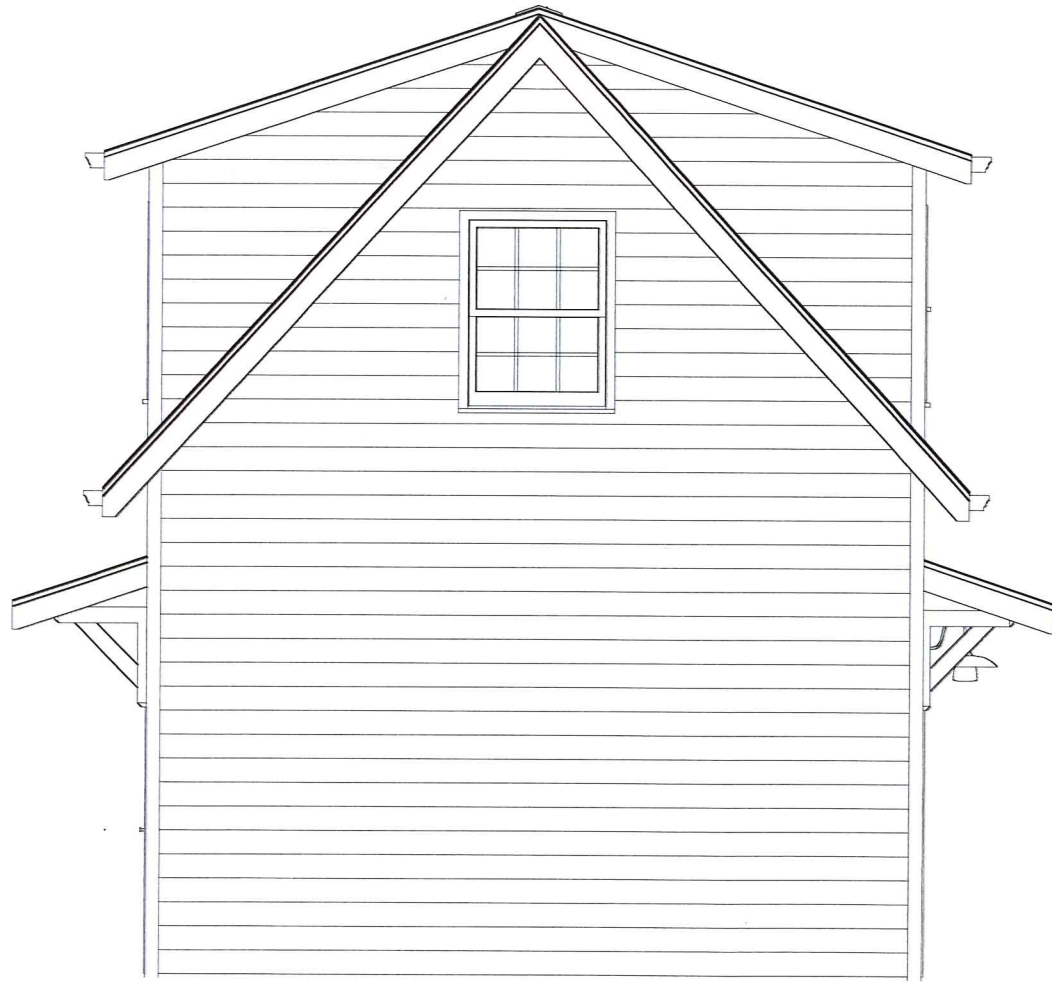
Daniel Bauknecht and Kristie Roller-Bauknecht
2313 Center Avenue
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ELEVATIONS

Rear Yard



Eastern



10 .15. 16

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SHEET 3 OF 6

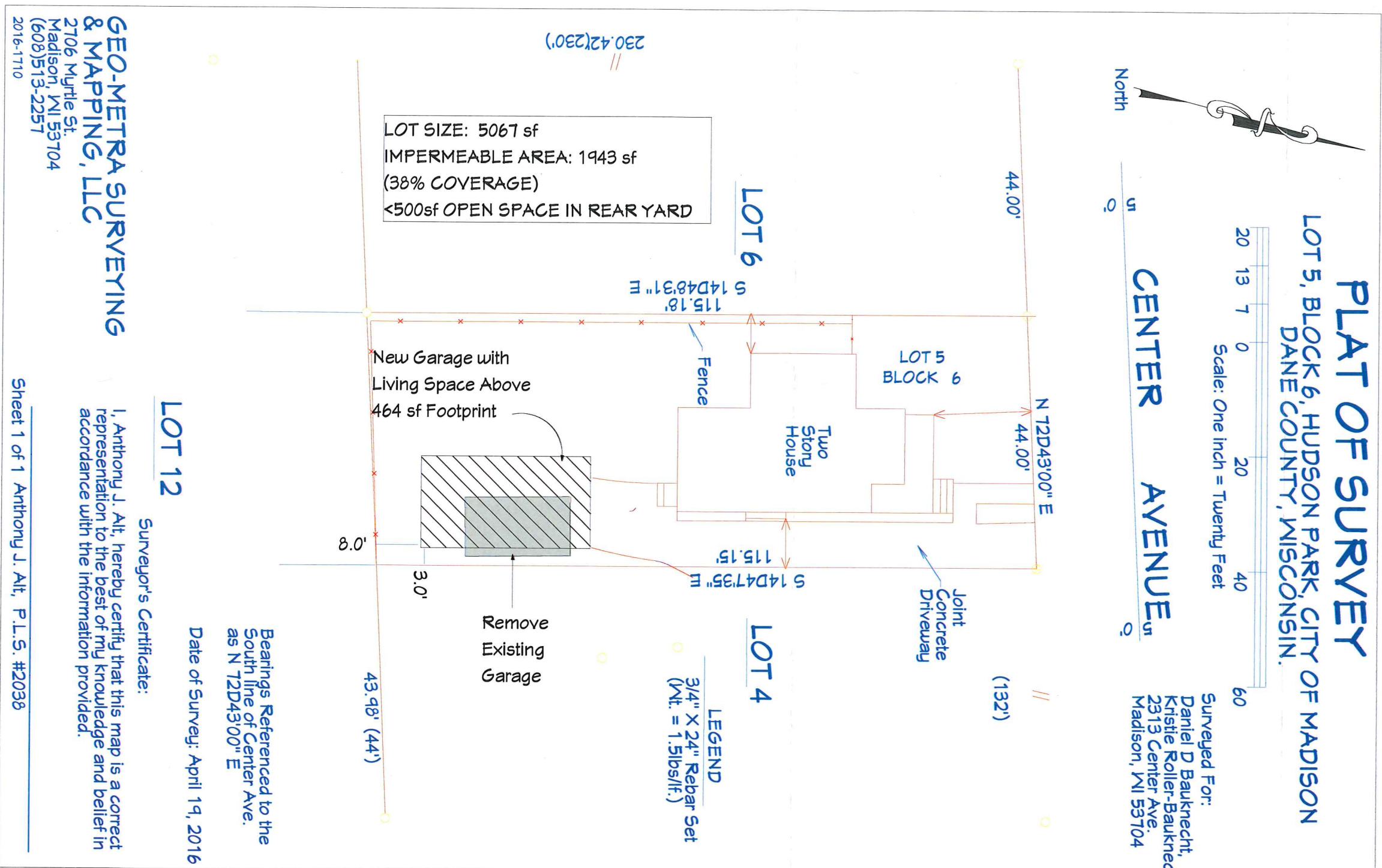
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1" = 20'-0"

SITE PLAN





REMOVE EXISTING
GARAGE

MATCH EXISTING EXTERIOR:
STEEL SIDING



10 . 15 . 16

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SHEET 5 OF 6



10 .15. 16

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SHEET 6 OF 6