



Location
1113 Graedel Court

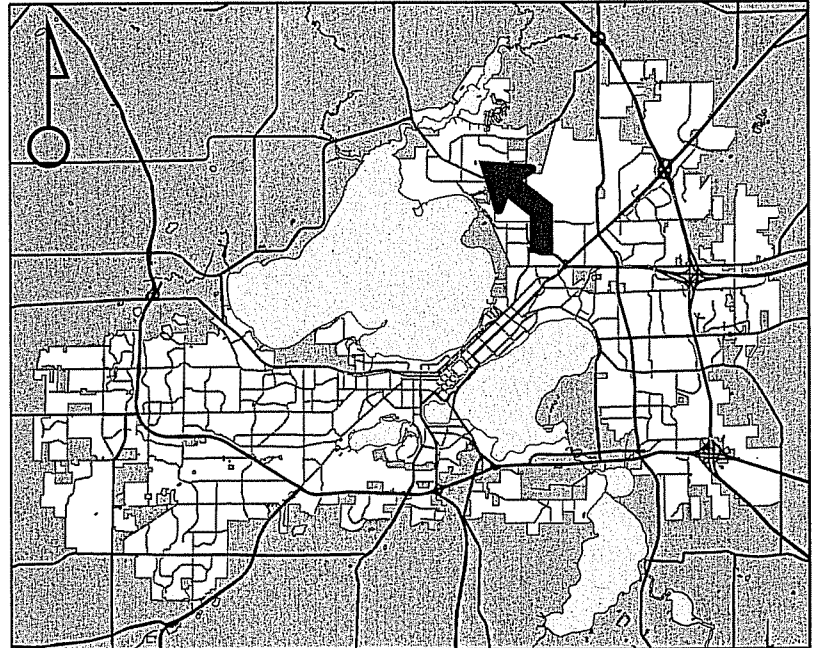
Project Name
Mom's Haus

Applicant
Jeff Pulley

Existing Use
Single-family residence

Proposed Use
Construct accessory dwelling unit

Public Hearing Date
Plan Commission
08 June 2015



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 June 2015





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. 316082
Date Received	3/6/15
Received By	JEM
Parcel No.	0809-253-0095-9
Aldermanic District	18 - WEIER
Zoning District	SR-C1
Special Requirements	OK
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1113 Grandel Ct
Project Title (if any): Moms Hays

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: JEFF WILEY Company: _____
Street Address: 1113 Grandel Ct City/State: MADISON, WI Zip: 53704
Telephone: 608 446-0023 Fax: () Email: Jenn-Ler.Wiley.I@Gmail.com

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

Property Owner (if not applicant): Same
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: a little 1 floor handy car friendly place for diy mom

Development Schedule: Commencement 4-1-13 Completion 9-1-15

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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1/8" = 1'-0" (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 1/2 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 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:

EMAIL:

→ 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: TIM PARKS Date: 3/24/15 Zoning Staff: JENNIFER KIRCHGATTER Date: 3/24/15

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

Name of Applicant Jennifer Pullen Relationship to Property: Owner
Authorizing Signature of Property Owner Jennifer Pullen Date 3-24-15
Jennifer Pullen

To: Whom it May Concern

RE: ADU Plan at 1113 Graedel Ct. Madison, WI 53704

Letter of Intent

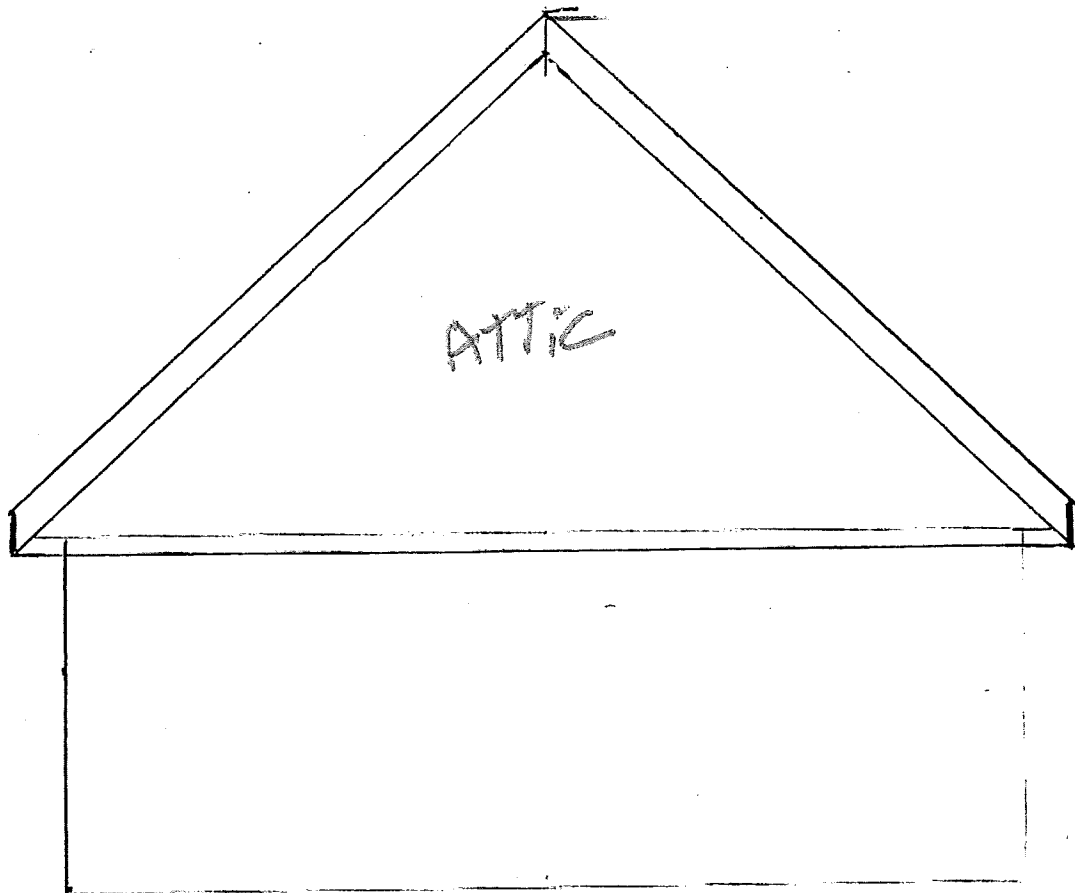
When we heard about the option of building an accessory dwelling unit on our property, we knew this was for us!

Our house is a tri-level, which if you are able is great! But it's 3 flights of stairs for laundry, bathroom, bedrooms, kitchen, etc. and it can be a challenge. My mother is legally handicapped, 77 years old and is living with us. With the ADU we can build her a fully accessible new home that will suit her needs and allow her to live independently at home as long as possible with us.

We are located on a dead end drive way, we have plenty of space on our lot and we are excited about the opportunity to work with you on completing this!

Thank you

Jeff & Jennifer Pulley



ATTIC

18'

Side Elevation



Jennifer Pulley <jenniferpulley1@gmail.com>

Accessory Building Unit

3 messages

Jennifer Pulley <jenniferpulley1@gmail.com>

Tue, Dec 9, 2014 at 10:26 AM

To: district18@cityofmadison.com, cetortor@wisc.edu, lawalker_ms@yahoo.com

Bcc: Me work <jp5@medicine.wisc.edu>

Good Morning,

My husband and I would like to build an accessory building unit on our property. My mother-in-law is disabled and getting physically worse and building her a new special unit will be perfect to assist her staying with the family. We were so excited when we saw this option, thank you to anyone who may have been involved in this!

The City of Madison requested that we inform you of our intent to build next year in our very large front yard area.

Our address is 1113 Graedel Ct. Madison WI 53704

Please let me know what other questions you may have and thank you for your time.

Sincerely

Jeff & Jennifer Pulley

--

Jennifer Pulley

608-446-3332

www.pulleyproperties.com

Char Tortorice <cetortor@wisc.edu>

Tue, Dec 9, 2014 at 11:47 AM

Reply-To: cetortor@wisc.edu

To: Jennifer Pulley <jenniferpulley1@gmail.com>

Sounds wonderful. What a special gift you are giving her.

Have a magical holiday season.

Char Tortorice

[Quoted text hidden]

> www.pulleyproperties.com(<http://www.pulleyproperties.com/>)

Weier, Anita <district18@cityofmadison.com>

Tue, Dec 9, 2014 at 12:18 PM

To: Jennifer Pulley <jenniferpulley1@gmail.com>

I'm sure city staff will have provided all the rules and regulations to you.

I think Accessory Dwelling Units are a great idea. Let me know if you run into any difficulties.

18th District Alder Anita Weier

From: Jennifer Pulley <jenniferpulley1@gmail.com>**Sent:** Tuesday, December 9, 2014 10:26 AM



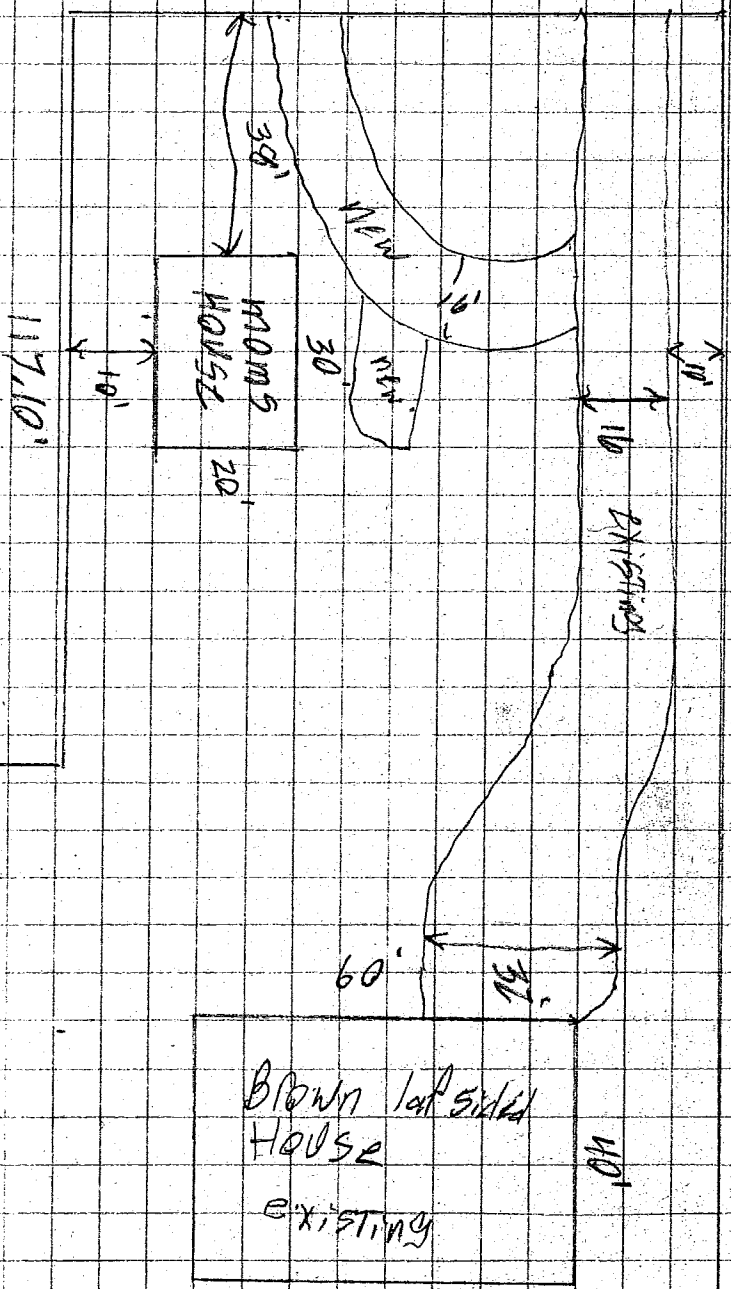






GRADY CT

100



MOM'S HOUSE
30'
20'

Brown lap sided HOUSE
EXISTING
10'

117.10'

357.10'

EXISTING

Brown lap sided HOUSE
EXISTING

240'

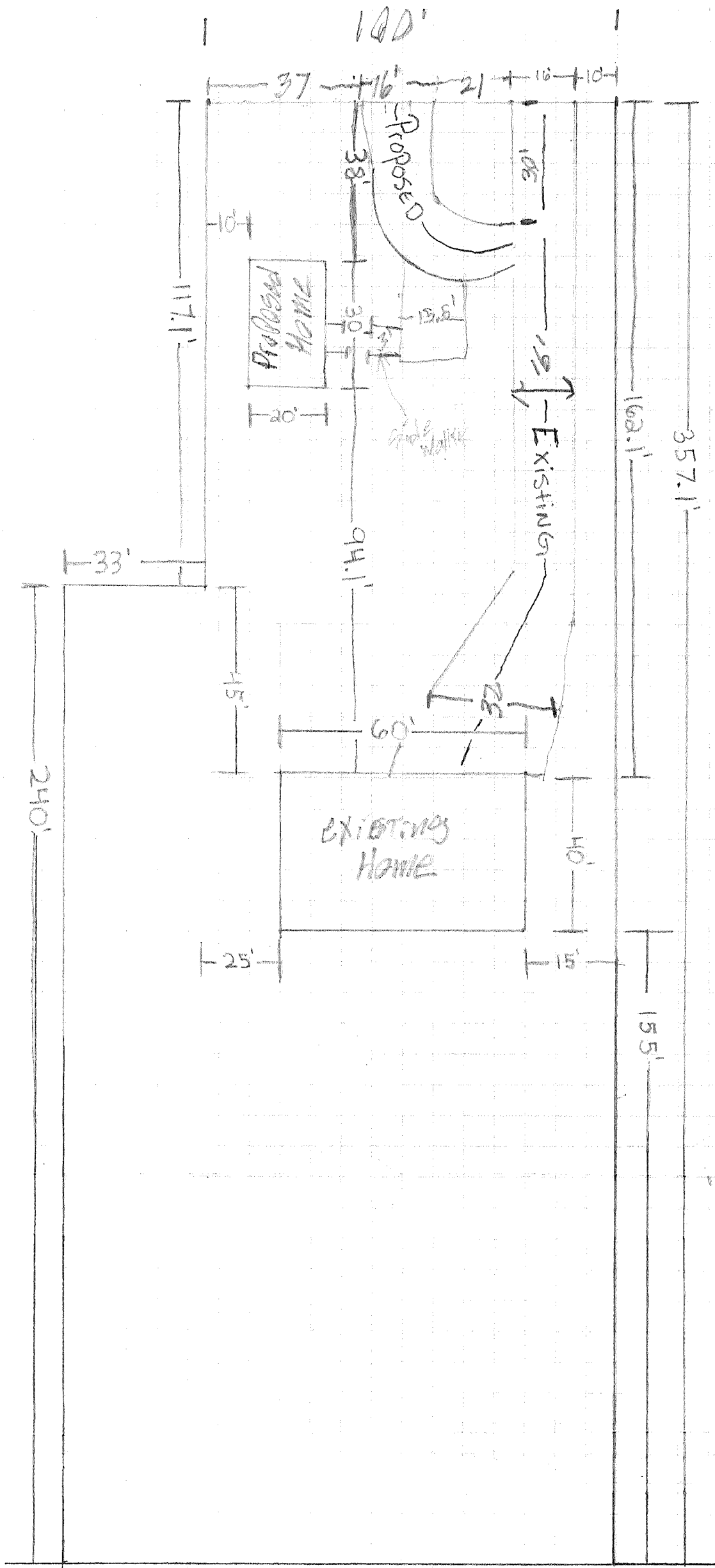
1" = 30'

→

→

1" = 30'

1/4" = 7.5'



9