



Location
425 Woodward Drive

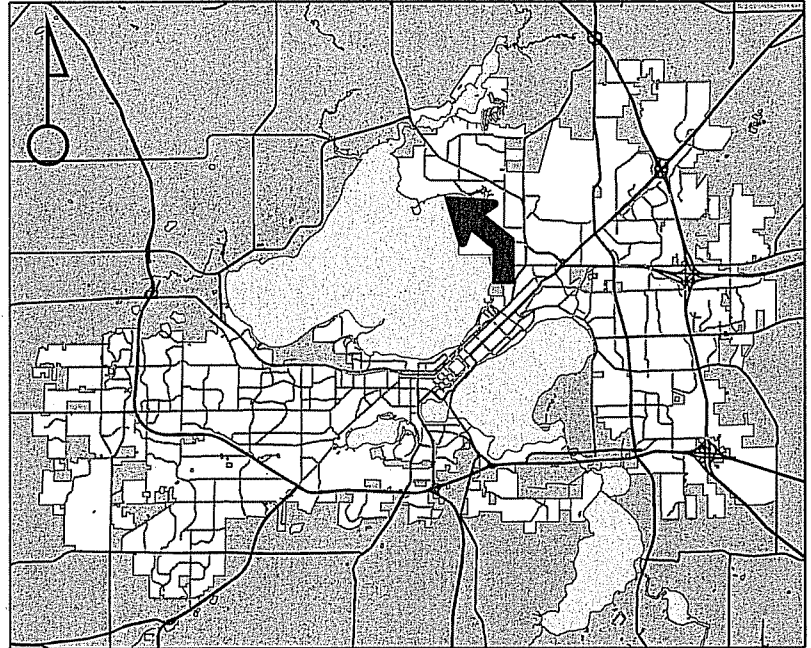
Project Name
Slichter Residence ADU

Applicant
Cathy Slichter & Nicholas Aiuto/
Christi Weber – Design Coalition, Inc.

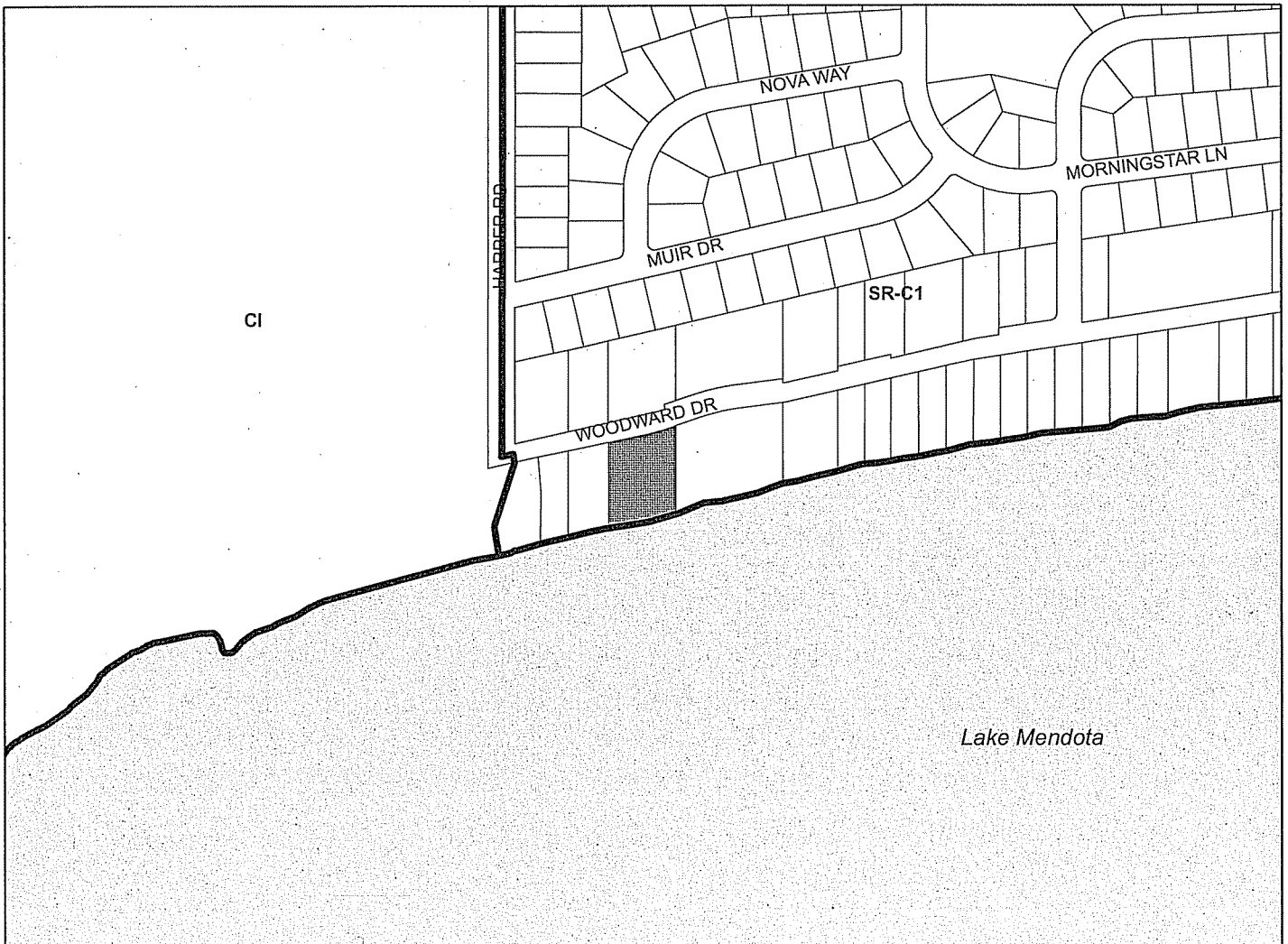
Existing Use
Single-family residence

Proposed Use
Construct accessory building exceeding
800 square feet of floor area in SR-C1 and
1,000 gross square feet on a parcel with
an accessory dwelling unit on a lakefront lot

Public Hearing Date
Plan Commission
10 March 2014



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





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 <u>\$600</u>	Receipt No. <u>150832</u>
Date Received <u>1/22/14</u>	
Received By <u>JK</u>	
Parcel No. <u>0809-351-0839-3</u>	
Aldermanic District <u>18-Anita Weier</u>	
Zoning District <u>SR-C1</u>	
Special Requirements <u>waterfront</u>	
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:** 425 Woodward Drive
Project Title (if any): Slichter Residence 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: Cathy Slichter & Nicholas Aiuto Company: _____
Street Address: 19 Griswold Ct. City/State: Sterling, VA Zip: 20165
Telephone: (703) 421-1962 Fax: () Email: cathy.slichter@gmail.com

Project Contact Person: Christi Weber Company: Design Coalition, Inc., Architects
Street Address: 2088 Atwood Ave. City/State: Madison, WI Zip: 53704
Telephone: (608) 246-8846 Fax: () Email: christi@designcoalition.org

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: _____
Add an Accessory Dwelling Unit to a pre-existing accessory building.

Development Schedule: Commencement TBD Completion TBD

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 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 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 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:

Anita Weier; 1/19/13 (No neighborhood association)

→ 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: _____ Date: _____ Zoning Staff: Matt Tucker Date: 11/22/13

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

Name of Applicant Cathy Glichter Relationship to Property: Owner

Authorizing Signature of Property Owner Catherine J. Soratto Date 1/22/14

Letter of Intent – Land Use Application

Address: 425 Woodward Drive

Prepared by: Christi Weber, Design Coalition, Inc., Architects

Date: January 22, 2013

Project Description:

Cathy Slichter and Nicholas Aiuto are the current owners of the lakefront property at 425 Woodward Drive, zoned SR-C1. As a part of the rehabilitation of their existing accessory building (a structure that houses a garage, workshop and storage), Cathy and Nick would like to accommodate the addition of an Accessory Dwelling Unit (ADU) for their 24-year-old autistic son so that he can maintain some independence while being close to family.

Earlier this year, the project was submitted and approved for a zoning variance that would allow a portion of the proposed ADU to encroach on the required 30' front yard setback. This is denoted on the site plan attached.

This property exists in a park-like setting that is uniquely wooded, including several mature maple trees and two mature oak trees. The site slopes steeply from Woodward Drive to Lake Mendota and contains a protected Indian Mound. The property contains a total of three pre-existing structures:

- Main house (footprint of 2,360 s.f.)
- Boat house (footprint of 385 s.f.)
- Garage/workshop/storage building (footprint of 991 s.f.)

The addition of the ADU will add 346 s.f. to the footprint of the garage/workshop/storage building. The total lot area is approximately 34,386 s.f.

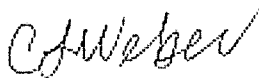
The Owners hope to begin construction later this spring, working with John Freiburger as project manager. The projected project cost and construction duration is yet to be determined.

Conditional Use Requests:

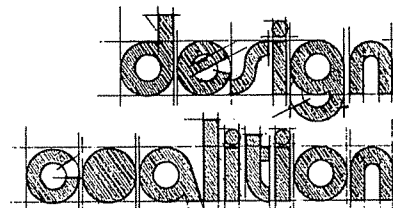
In order to comply with the City of Madison Zoning Ordinance and move forward with the project, the Owner's are requesting approval of the following conditional uses:

1. An Accessory Dwelling Unit per Zoning Ordinance §28.151. We have worked closely with Matt Tucker to ensure all the requirements for ADUs are being met by this project.
2. Accessory buildings on the lot exceeding a total of 1,000 square feet per Zoning Ordinance §28.131. The total existing accessory buildings on site equate to 1,376 square feet. The addition of the ADU will add 346 s.f.
3. An accessory building on the lot exceeding 800 square feet per Zoning Ordinance §28.131. The existing garage/workshop/storage building is 991 s.f. The addition of the ADU will add 346 s.f. for a total of 1,137 s.f.

Respectfully submitted,



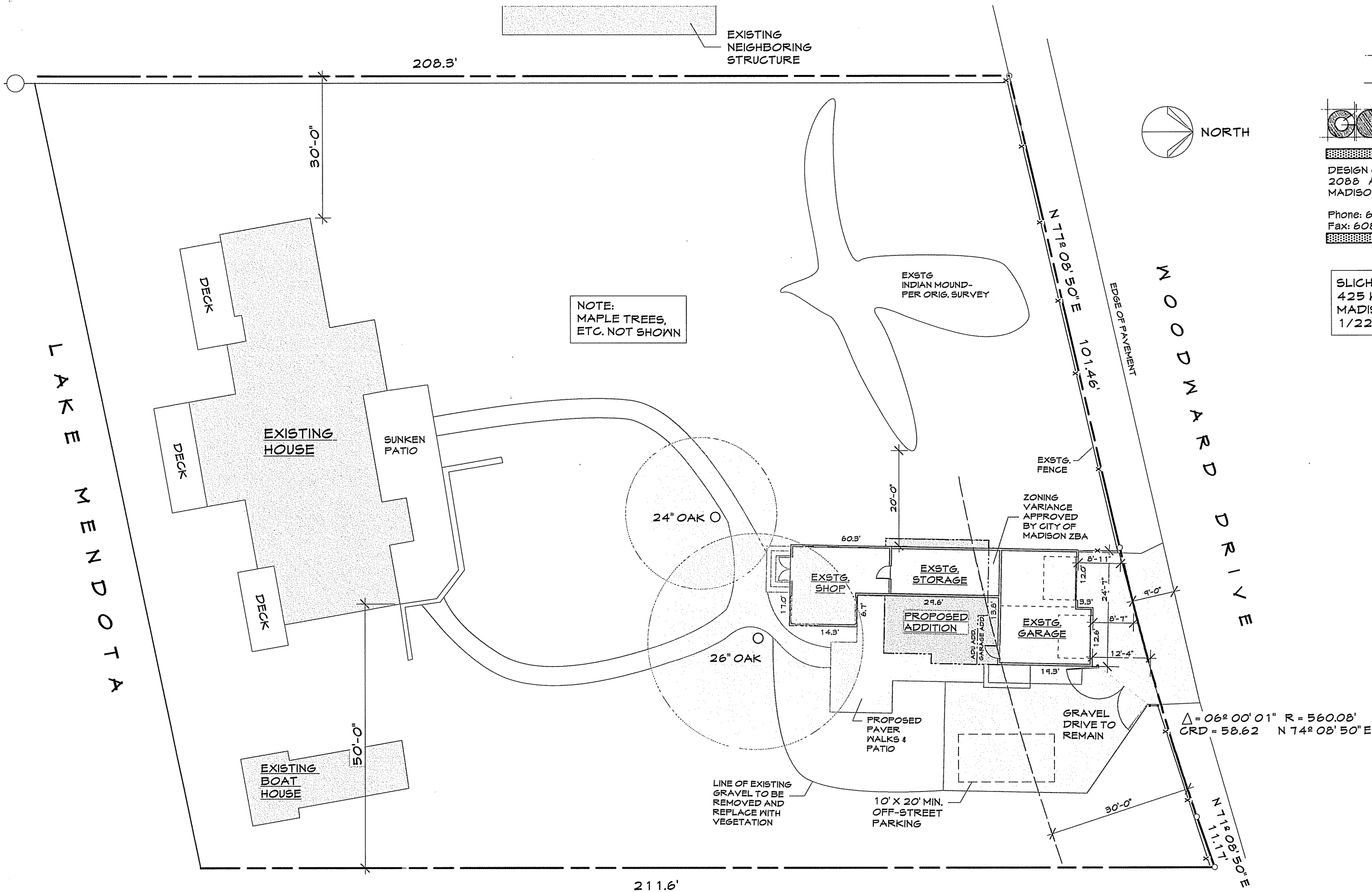
Christi Weber, Design Coalition, Inc., Architects *(on behalf of the Owner/Applicant)*



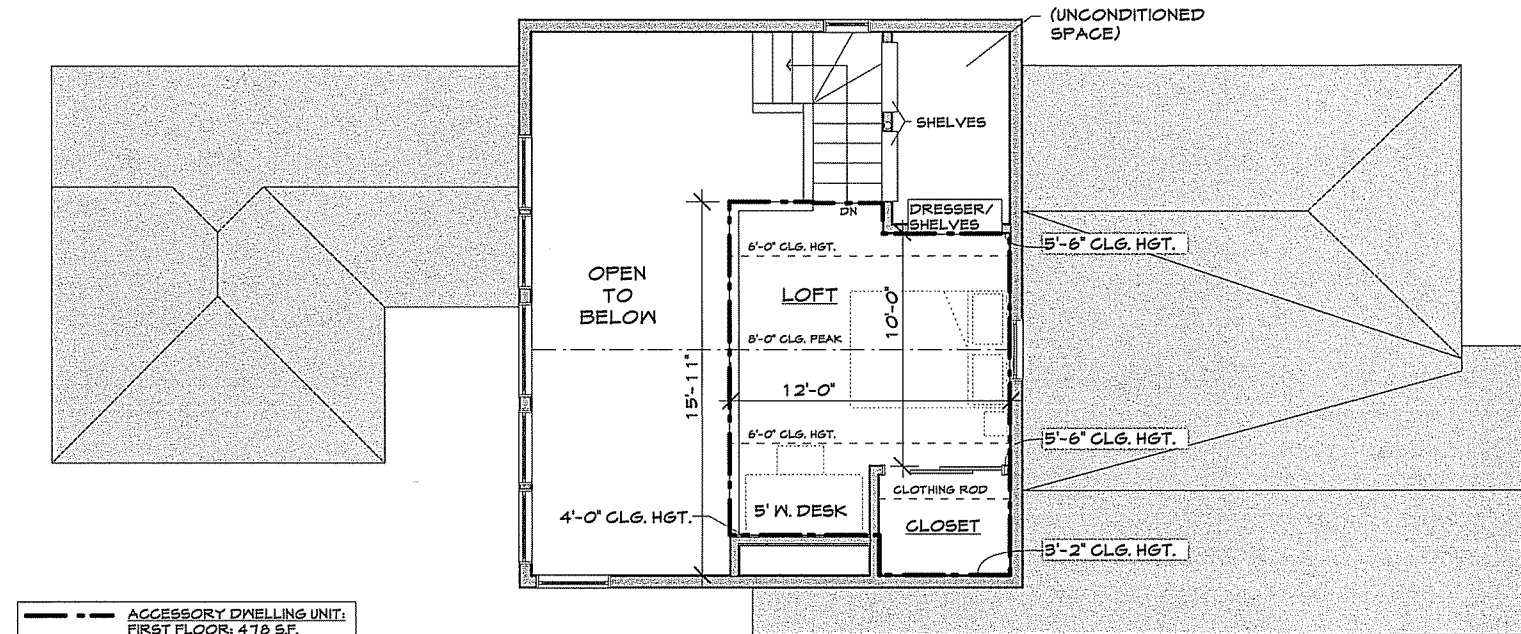
DESIGN COALITION INC. ARCHITECTS
2088 ATWOOD AVENUE
MADISON, WI 53704-5354

Phone: 608.246.8846
Fax: 608.246.8670

SLICHTER RESIDENCE
425 WOODWARD DR.
MADISON, WI
1/22/14

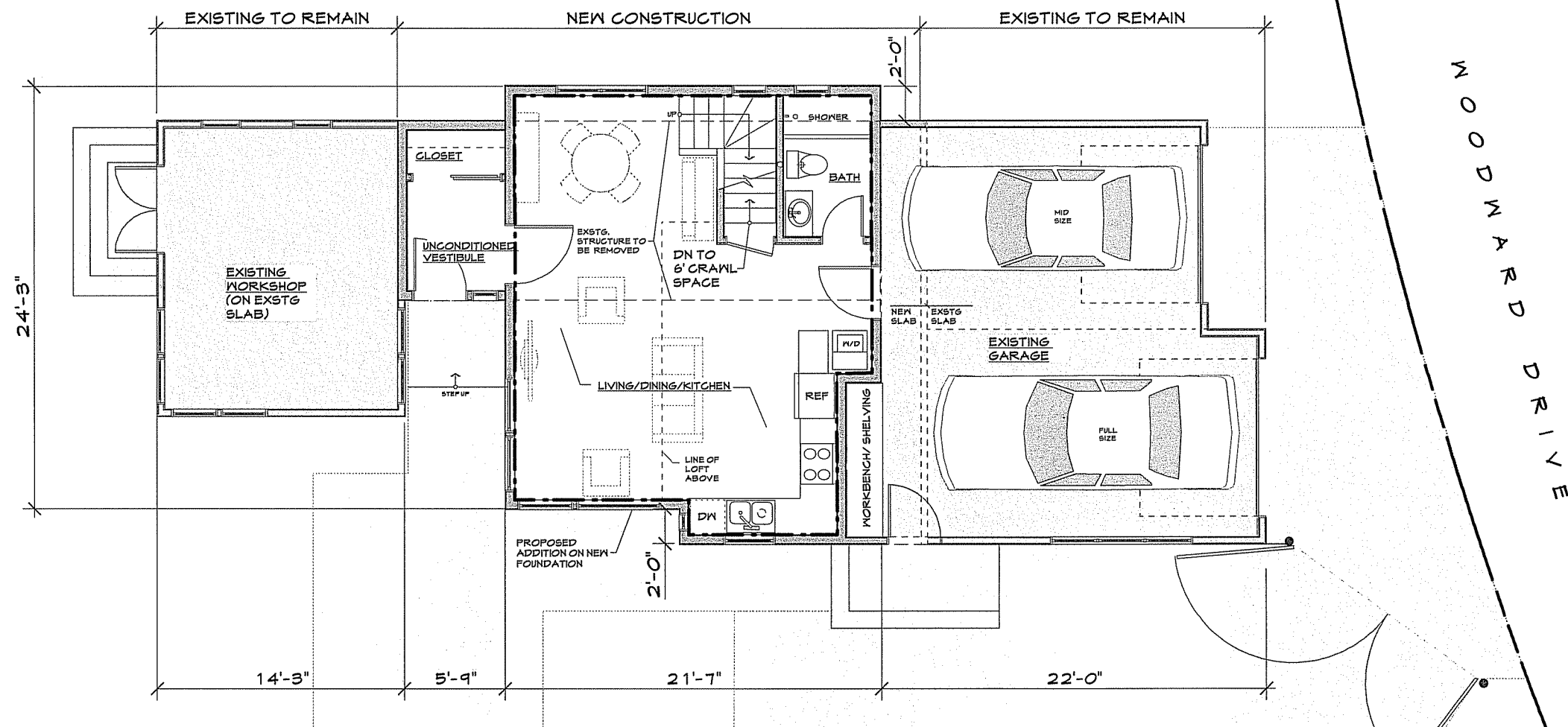


SITE PLAN
SCALE: 1" = 20'-0"

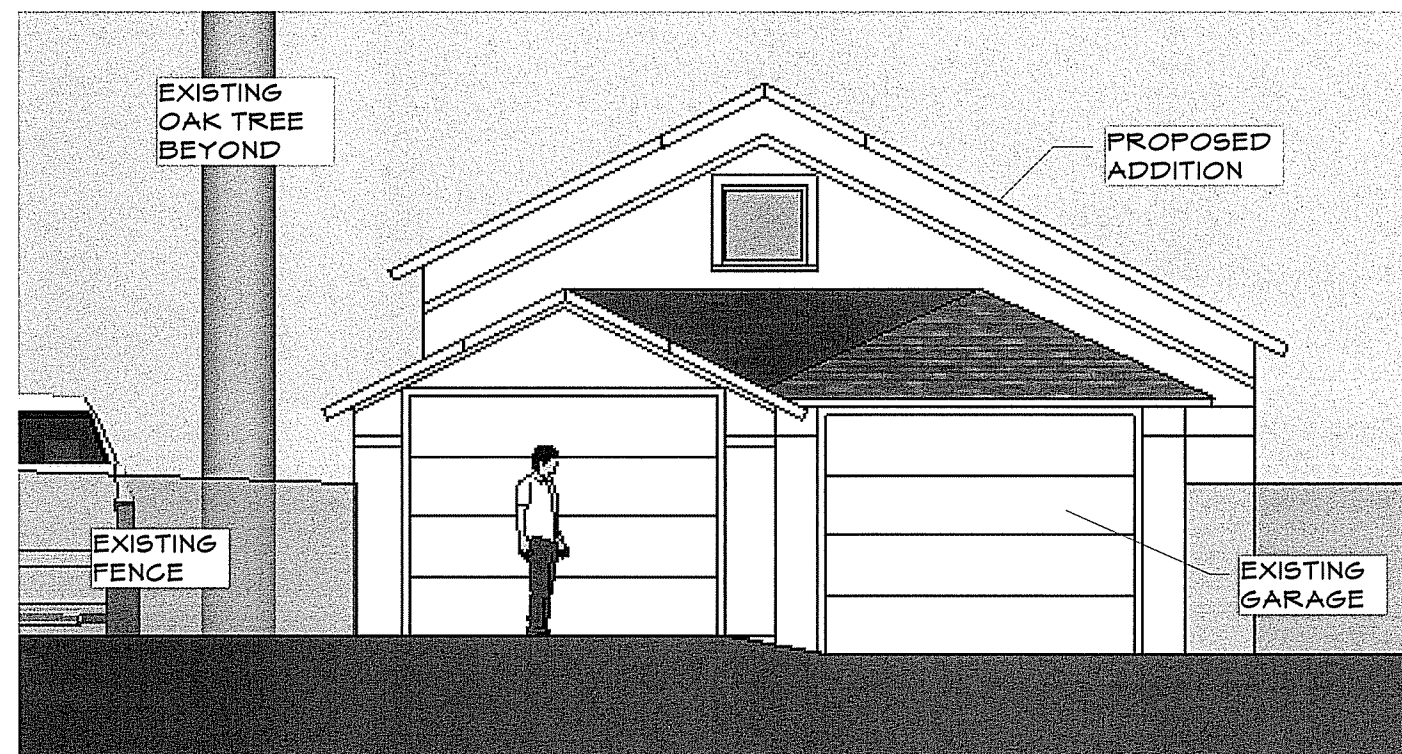


--- ACCESSORY DWELLING UNIT:
FIRST FLOOR: 478 S.F.
LOFT: 173 S.F.
TOTAL: 651 S.F.

PROPOSED LOFT PLAN
SCALE: 1/8" = 1'-0"

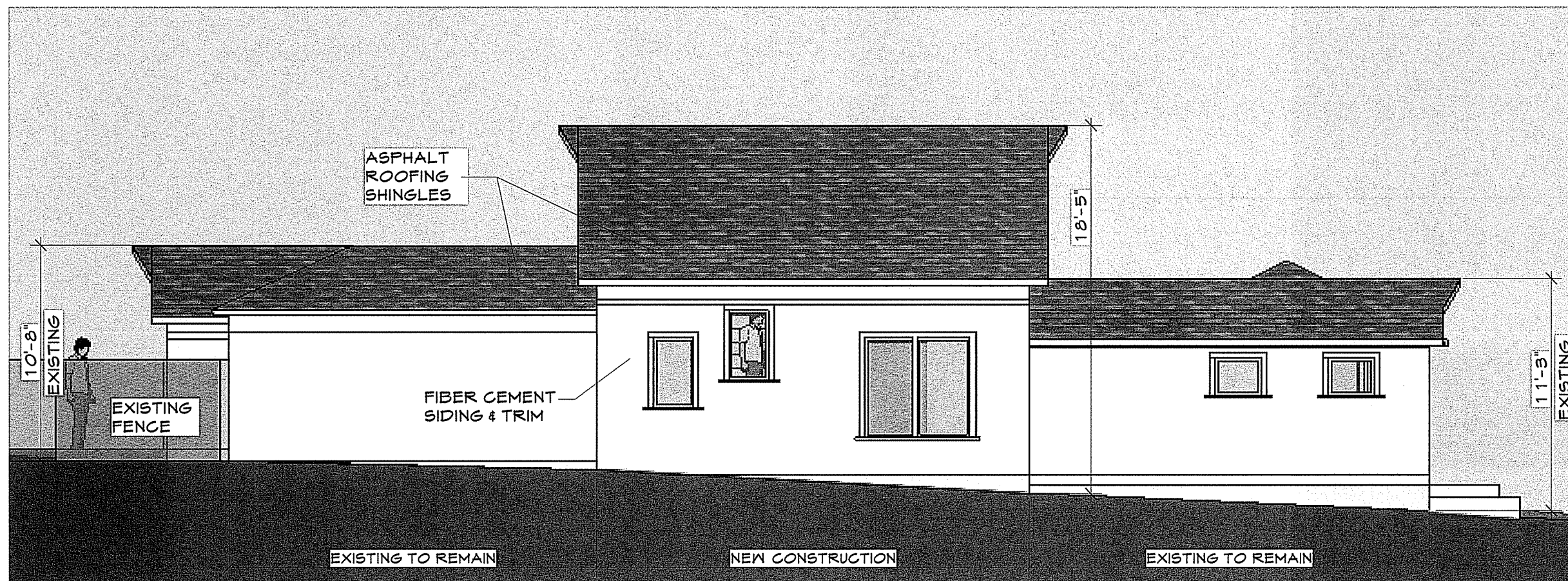


PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

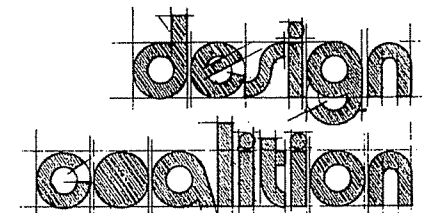


*SEE PLANS FOR
BUILDING FOOTPRINT
DIMENSIONS

PROPOSED NORTH ELEVATION

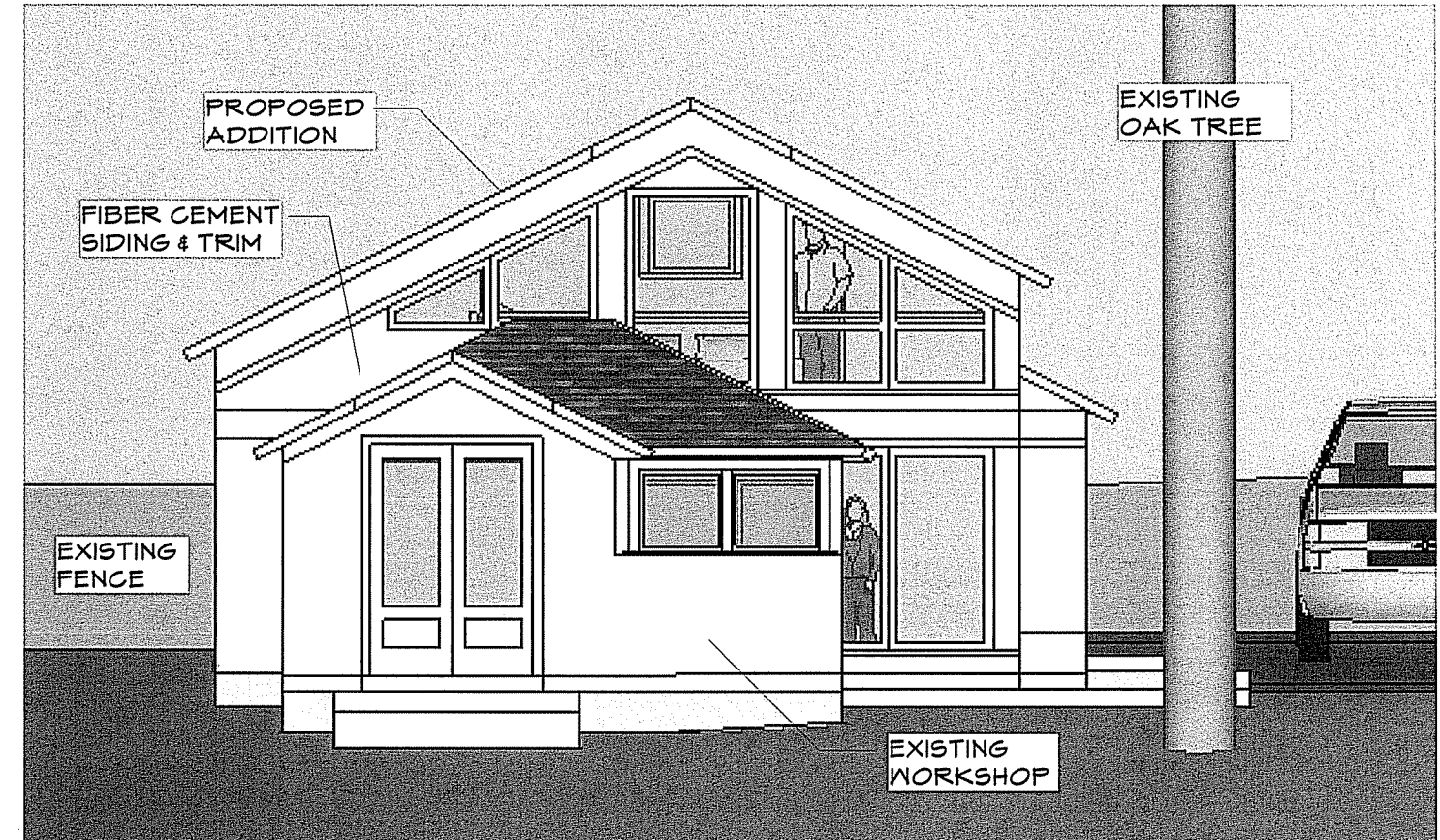


PROPOSED WEST ELEVATION



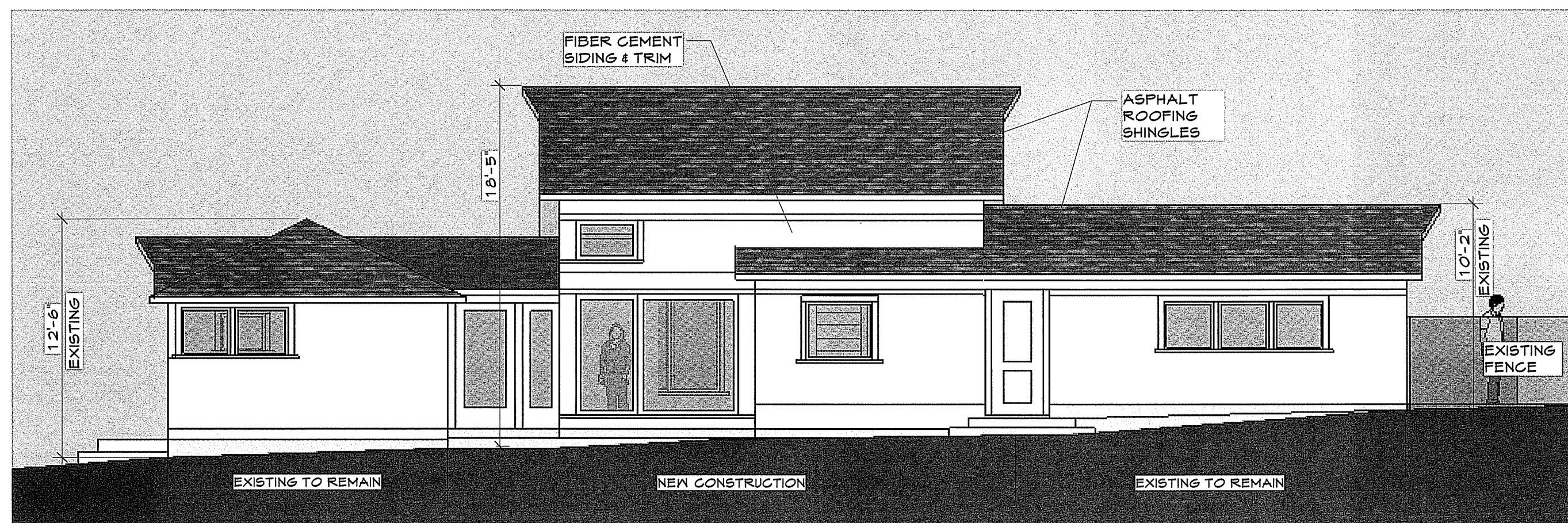
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SLICHTER RESIDENCE
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 MADISON, WI
 1/22/14



*SEE PLANS FOR BUILDING FOOTPRINT DIMENSIONS

PROPOSED SOUTH ELEVATION



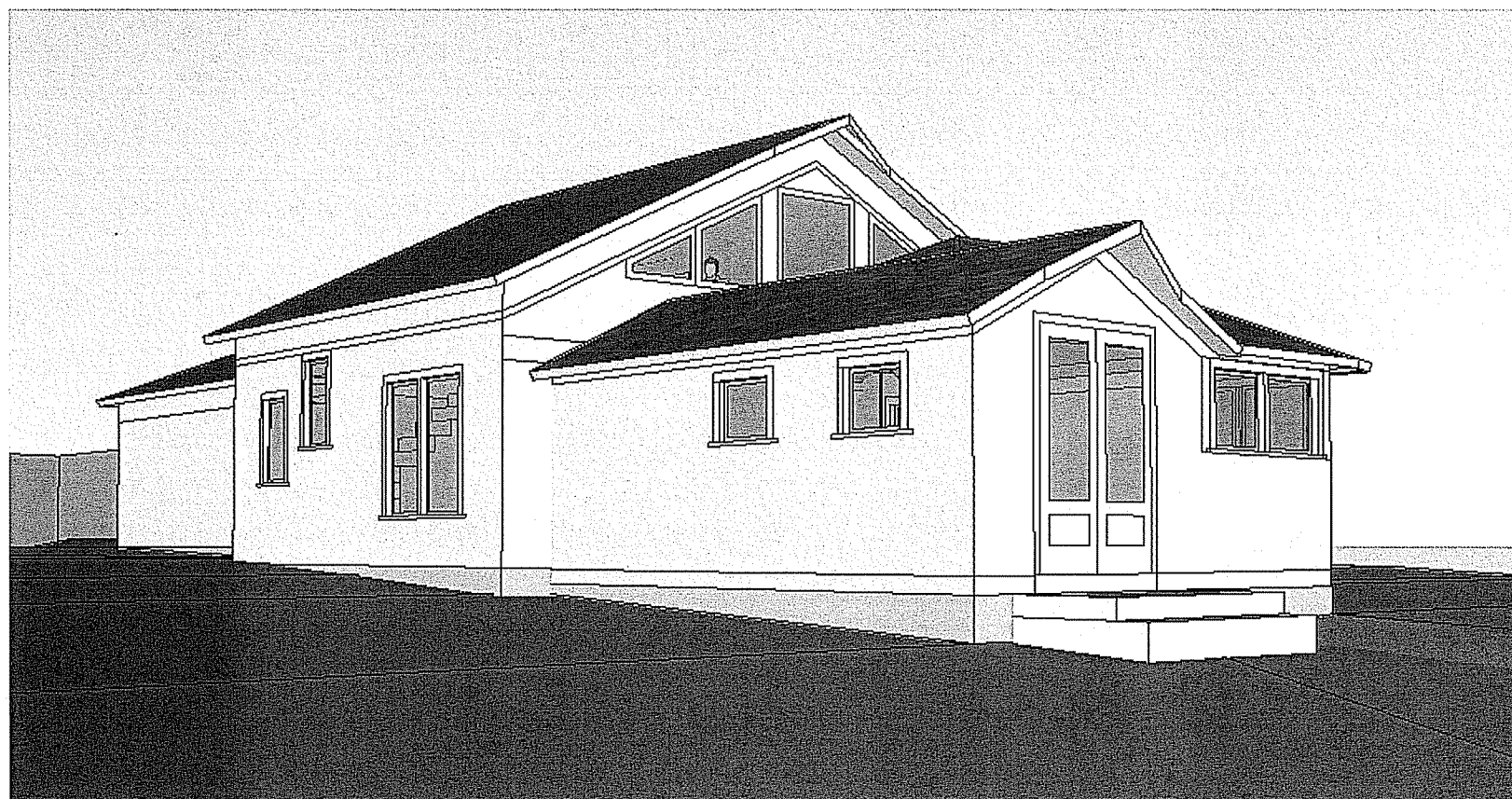
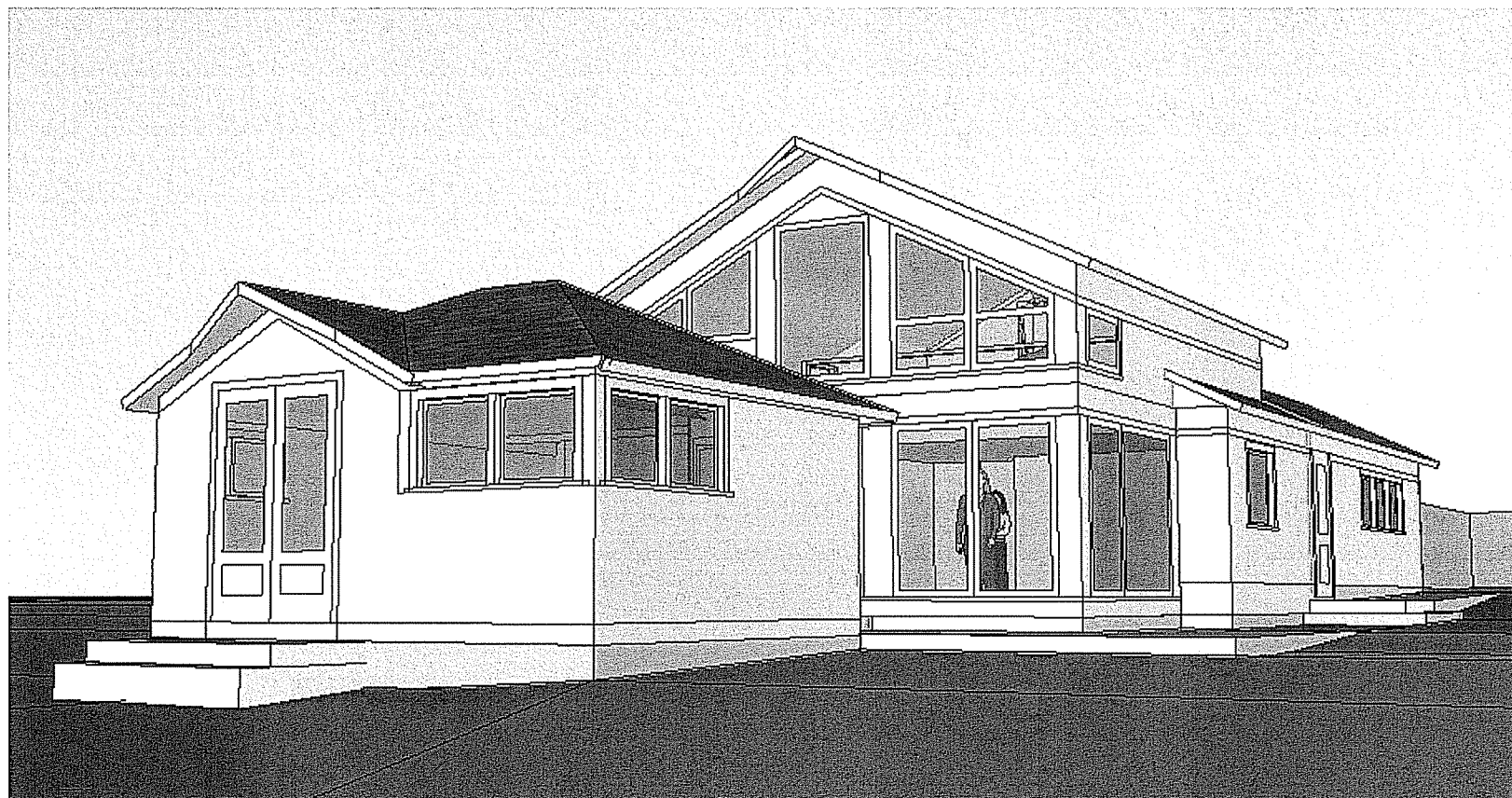
PROPOSED EAST ELEVATION

design
coalition

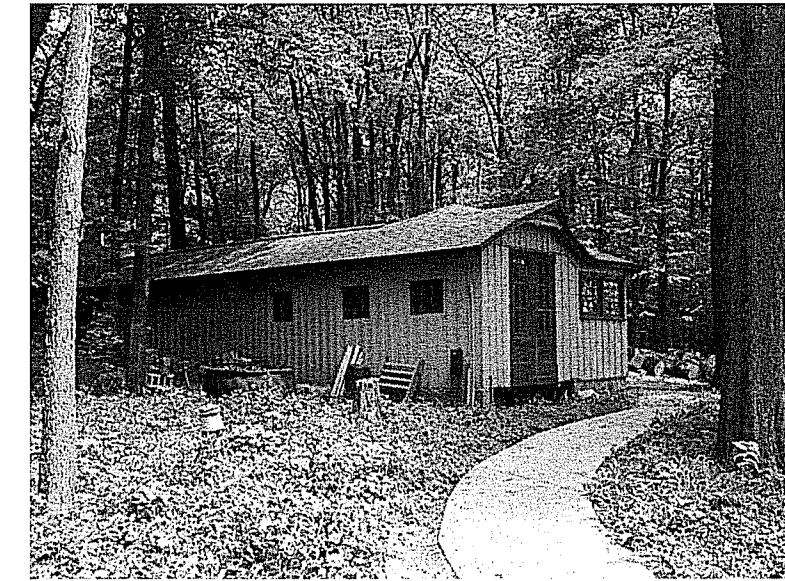
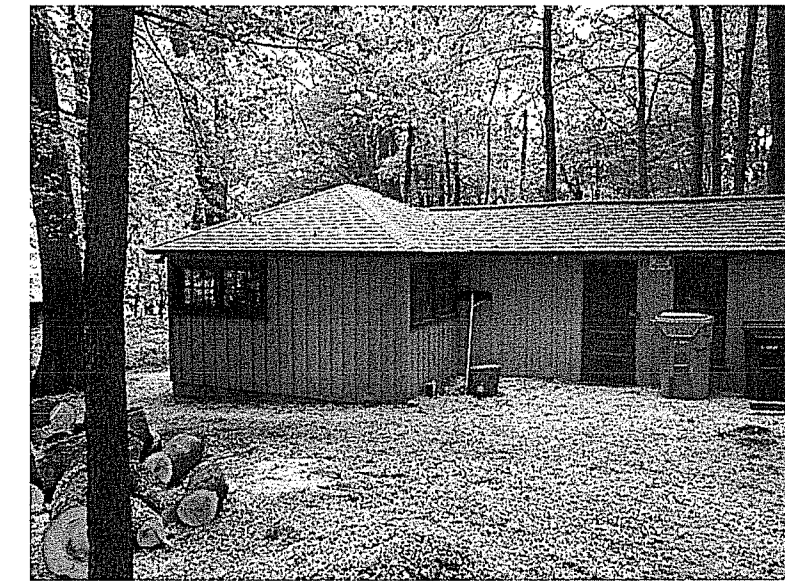
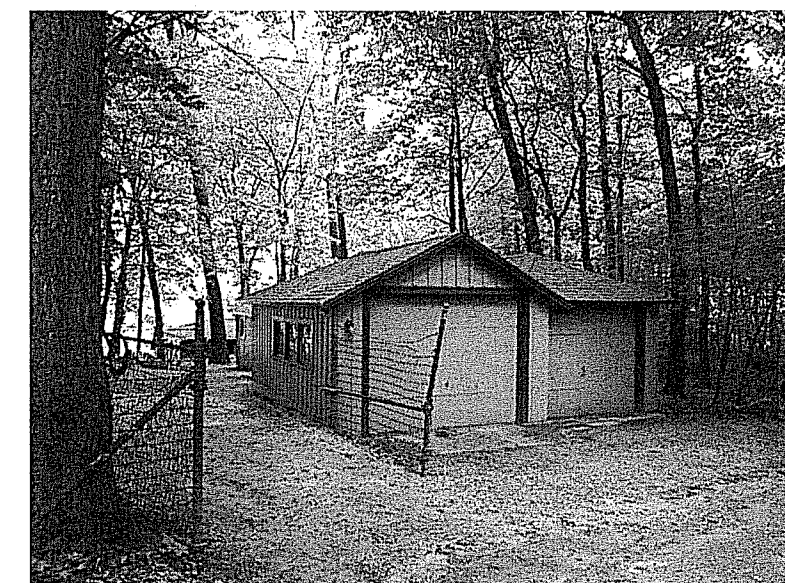
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1/22/14



PROPOSED



EXISTING