



# City of Madison

## Conditional Use

Location  
1824 Vilas Avenue

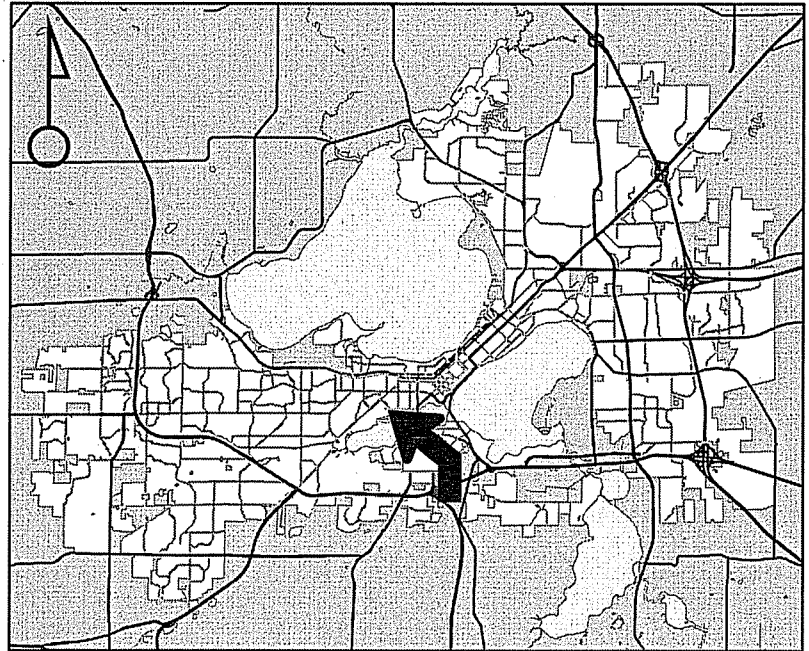
Project Name  
Rutherford Accessory Dwelling Unit

Applicant  
Michael Simon / Terry Dovell  
Micheal F. Simon Builders

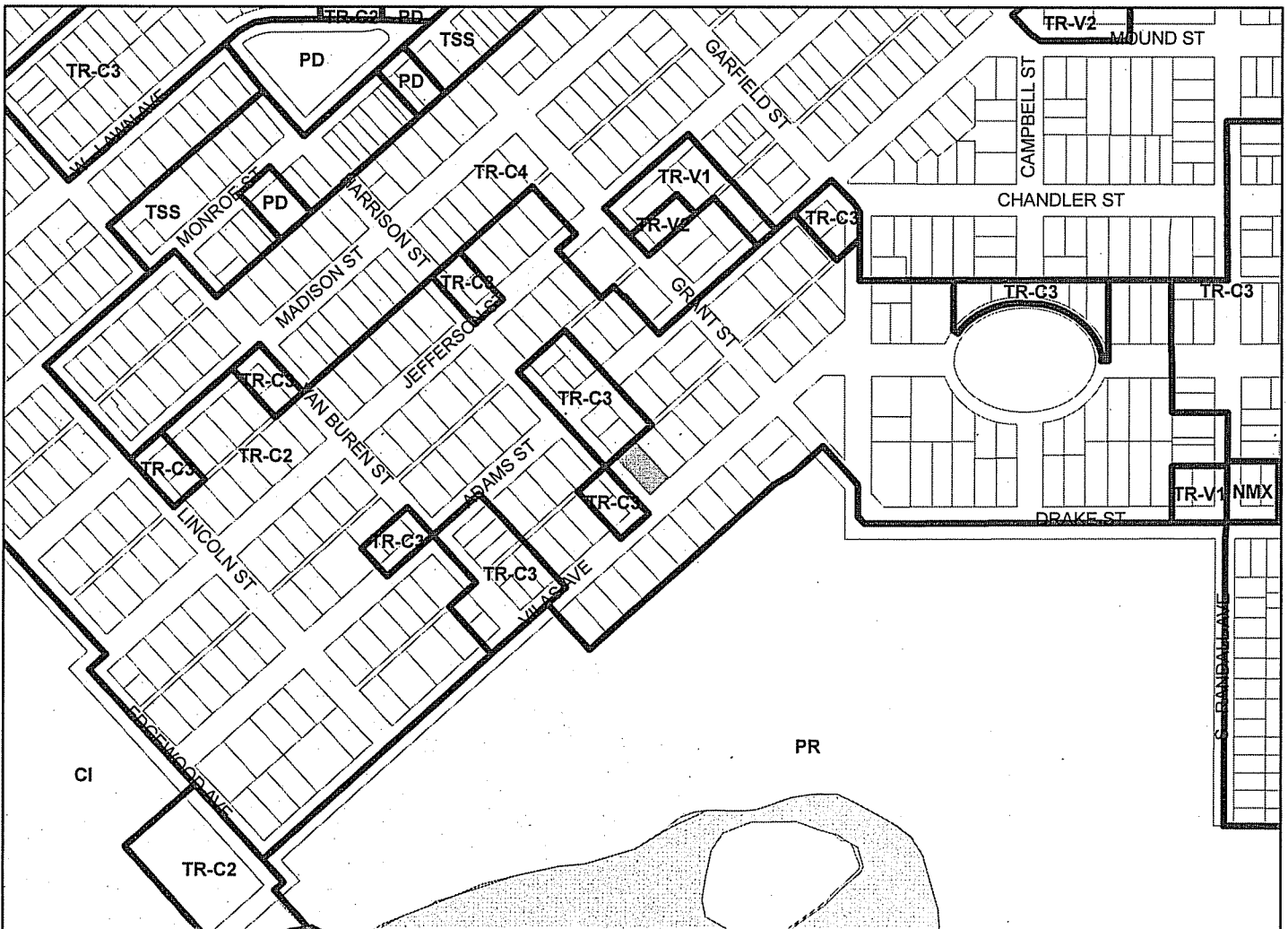
Existing Use  
Single Family Home

Proposed Use  
Construct detached accessory building with accessory dwelling unit

Public Hearing Date  
Plan Commission  
04 December 2017



For Questions Contact: Colin Punt at: 243-0455 or cpunt@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 28 November 2017



**LAND USE APPLICATION**

**LND-B**

City of Madison  
 Planning Division  
 126 S. Hamilton St.  
 P.O. Box 2985  
 Madison, WI 53701-2985  
 (608) 266-4635



**FOR OFFICE USE ONLY:**

Paid \$600- Receipt # 036294-0007  
 Date received 10/17/17  
 Received by DEM  
 Parcel # 0709-223-3109-9  
 Aldermanic district 13 - ESKRICH  
 Zoning district TR-C2  
 Special requirements OK  
 Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
 Reviewed By \_\_\_\_\_

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

**1. Project Information**

Address: 1824 Vilas Ave Madison  
 Title: Garage with Apartment

**2. This is an application for (check all that apply)**

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

**3. Applicant, Agent and Property Owner Information**

Applicant name Michael Simon Company Michael F. Simon Builders  
 Street address 817 S. Division City/State/Zip Washington WI 53597  
 Telephone 849-5916 Email PAUL@simonbuilders.com  
 Project contact person Terry Dowell Company Simon  
 Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
 Telephone SAME Email Td@simonbuilders.com  
 Property owner (if not applicant) Sandi & Tom Rutherford  
 Street address 1824 Vilas Ave City/State/Zip Madison WI 53711  
 Telephone 608-347-3900 Email Rutherford.san@gmail.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Taking down A garage and building a new GARAGE WITH AN APARTMENT

Scheduled start date Dec 1st 17 Planned completion date March 1 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal\*.

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Colin Punt

Date Aug 22nd

Zoning staff Jenny Kirchgatter

Date Aug 22nd

Demolition Listserv

lic subsidy is being requested (indicate in letter of intent)

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), business association(s), AND the dates you sent the notices:

Blank lines for listing alderperson and dates.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant David Hertent Relationship to property Contractor

Authorizing signature of property owner Thomas Rutherford Date 10/16/17

To whom it may concern:

Re: Accessory Dwelling Unit  
Accessory Building exceeding the allowable square footage  
1824 Vilas Ave, Madison, WI

Project Scope:

This project consists of the demolition of an existing 532 square foot prefab, detached, single-story garage and the construction of a new 672 square foot garage with a one-bedroom dwelling unit on the 2<sup>nd</sup> floor in a TR-C2 zone. The garage and dwelling unit architecture will be in keeping with the existing house, including the gambrel roof, dormers and similar building materials.

Project Team:

Owners: Sandra and Tom Rutherford  
Contractor: Michael F. Simon Builders

Existing Condition:

The existing property is a corner lot that consist of a 2-story house and a detached garage that has access from an alley off Harrison Street. The attached drawings show the existing conditions with the proposed new garage and ADU above. The new structure will be positioned near the same location as the current garage.

Project Schedule:

The project would start as soon as approved and last for approximately 3 months.

Proposed Use:

The homeowner's daughter is going to occupy the apartment.

Lot coverage and usable open area:

Total Lot area = 7,680 sq ft

Building coverage:

House = 1,400 sq ft

New Garage with ADU = 672 sq ft

Existing Deck and patio = 650 sq ft

Open area = 4,210 sq ft

Value of land and property

City Assessment \$714,000

Estimated project cost

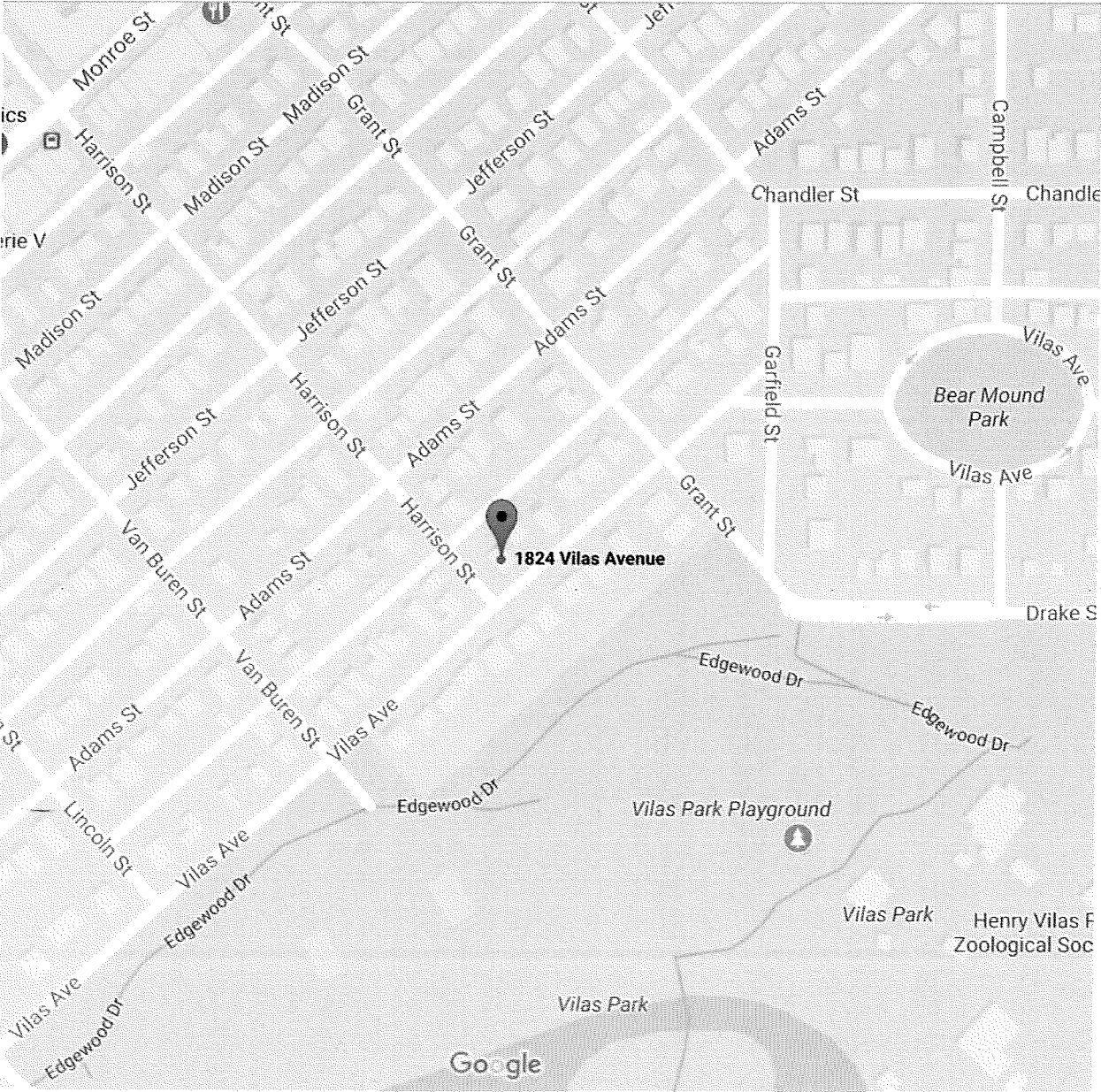
\$150,000

PROJECT: Sandra & Tom Rutherford

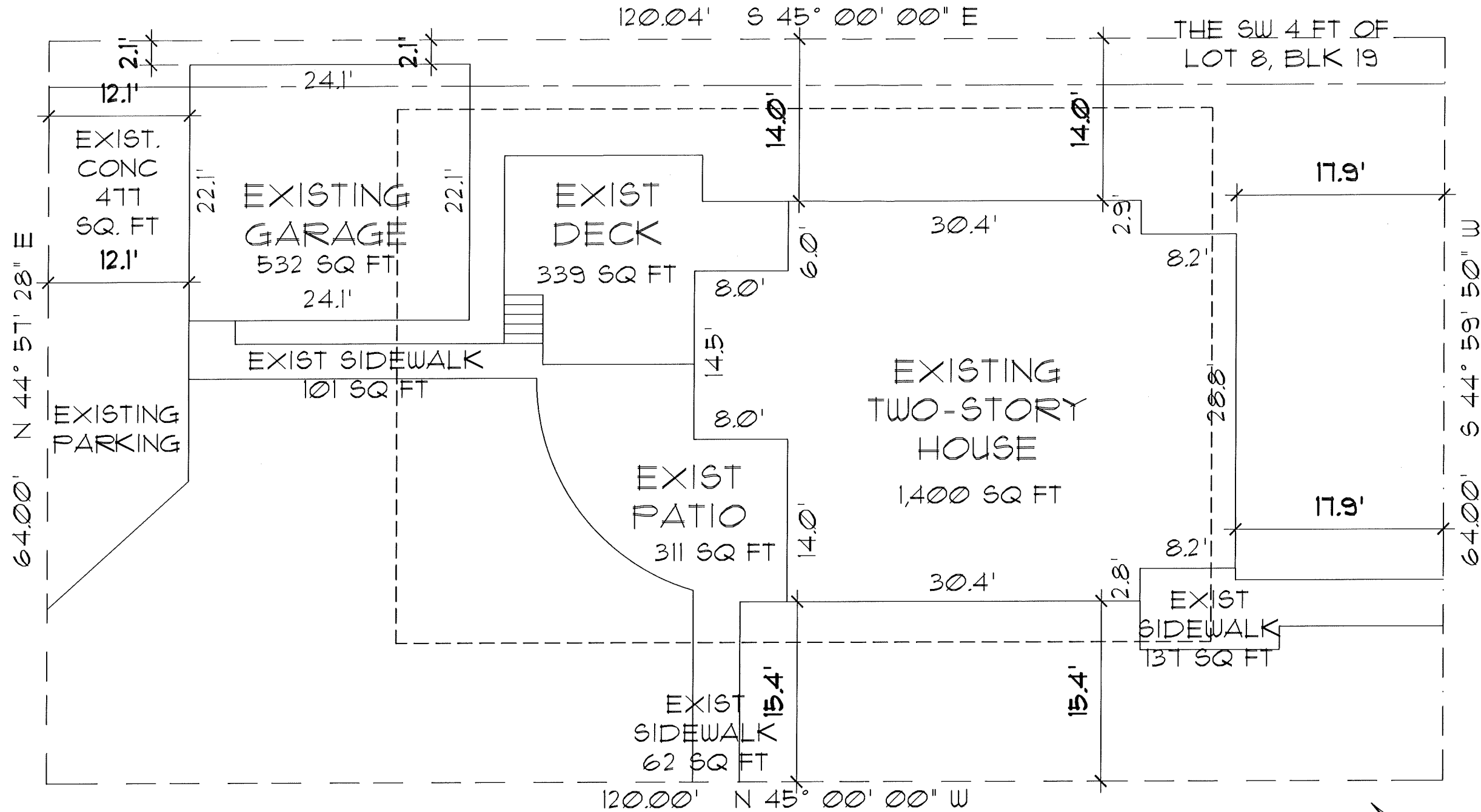
1824 Vilas Avenue, Madison, WI 53711

SCOPE: New two-car garage with 1 bedroom apartment above

LOCATION: Northeast corner of Vilas Avenue & Harrison Street

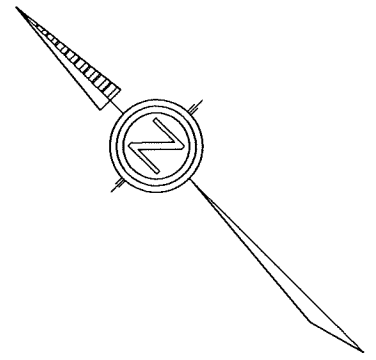


ALLEY



VILLAS AVE

HARRISON STREET



LOT SQ FT = 7,680,  
 EXISTING COVERAGE INCLUDING SIDEWALKS & DECKS = 3,359 SQ. FT.

LEGAL DESCRIPTION

1824 VILAS AVENUE, LOT 7 & SW 4 FT OF LOT 8, BLOCK 19, WINGRA PARK,  
 CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING SITE PLAN

SCALE: 1" = 10'-0"

Sandi & Tom  
 Rutherford  
 1824 Vilas Avenue  
 Madison, WI 53711

Drawn By:	LB
Scale:	AS NOTED
Date:	10/16/11
Revisions:	

These plans are copyrighted and are subject to copyright protection as on "architectural work" under Section 102 of the Copyright Act, 17 U.S.C., As amended December, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work of forms represented, can legally result in the cessation of such construction or buildings being seized and/or razed.

MICHAEL F. SIMON  
 BUILDERS  
 EST. 1893  
 817 S. DIVISION, WAUNAKEE, WI 53597  
 608-849-5916



Sheet No:  
 A1.1

ALLEY

REPAIR AFFECTED CONC AREA

EXISTING CONC TO REMAIN

EXISTING PARKING TO REMAIN

EXISTING GARAGE TO BE REMOVED

EXIST SIDEWALK TO BE REMOVED 101 SQ FT

EXIST DECK 339 SQ FT

EXIST PATIO 311 SQ FT

EXIST SIDEWALK 62 SQ FT

EXISTING TWO-STORY HOUSE 1,400 SQ FT

THE SW 4 FT OF LOT 8, BLK 19

VILLAS AVE

HARRISON STREET

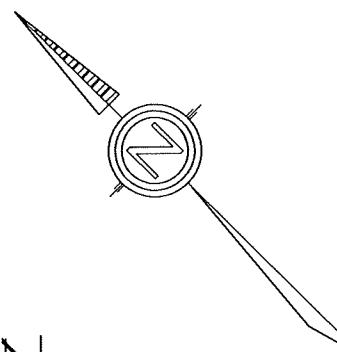
LOT SQ FT = 1,680,  
REMOVING = 532 SQ FT (GARAGE) & 101 SQ FT (SIDEWALK)

LEGAL DESCRIPTION

1824 VILAS AVENUE, LOT 7 & SW 4 FT OF LOT 8, BLOCK 19, WINGRA PARK, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DEMO SITE PLAN

SCALE: 1" = 10'-0"



Sandi & Tom Rutherford  
1824 Vilas Avenue  
Madison, WI 53711

Drawn By: LB  
Scale: AS NOTED  
Date: 10/16/11

These plans are copyrighted and are subject to copyright protection as on "architectural work" under Section 102 of the Copyright Act, 17 U.S.C., As amended December, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work of forms represented, can legally result in the cessation of such construction or buildings being seized and/or razed.

MICHAEL F. SIMON BUILDERS  
EST. 1893  
817 S. DIVISION, WAUNAKEE, WI 53597  
608-849-5916



Sheet No.:

A12



NEW CONC AT AFFECTED AREA

PAVED AREA TO REMAIN 477 SQ FT

ALLEY  
64.00' N 44° 51' 28" E

EXISTING PARKING TO REMAIN

LOT SQ FT = 7,680,  
NEW COVERAGE INCLUDING  
SIDEWALKS & DECKS = 3,470 SQ. FT.

NEW STOOP

NEW TWO-STORY GARAGE  
672 SQ FT  
FIRST FLR  
24.1'

NEW SIDEWALK  
72 SQ FT

EXIST DECK  
339 SQ FT

EXIST PATIO  
311 SQ FT

EXIST SIDEWALK  
62 SQ FT

EXISTING TWO-STORY HOUSE  
1,400 SQ FT

EXIST SIDEWALK  
137 SQ FT

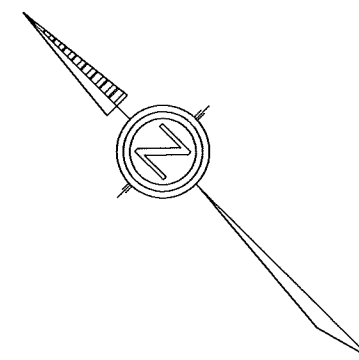
120.04' S 45° 00' 00" E

THE SW 4 FT OF LOT 8, BLK 19

64.00' S 44° 59' 50" W

120.00' N 45° 00' 00" W

HARRISON STREET



VILLAS AVE

### LEGAL DESCRIPTION

1824 VILAS AVENUE, LOT 1 & SW 4 FT OF LOT 8, BLOCK 19, WINGRA PARK, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### NEW SITE PLAN

SCALE: 1" = 10'-0"

Sandi & Tom  
Rutherford  
1824 Vilas Avenue  
Madison, WI 53711

Drawn By: LB  
Scale: AS NOTED  
Date: 10/16/17  
Revisions:

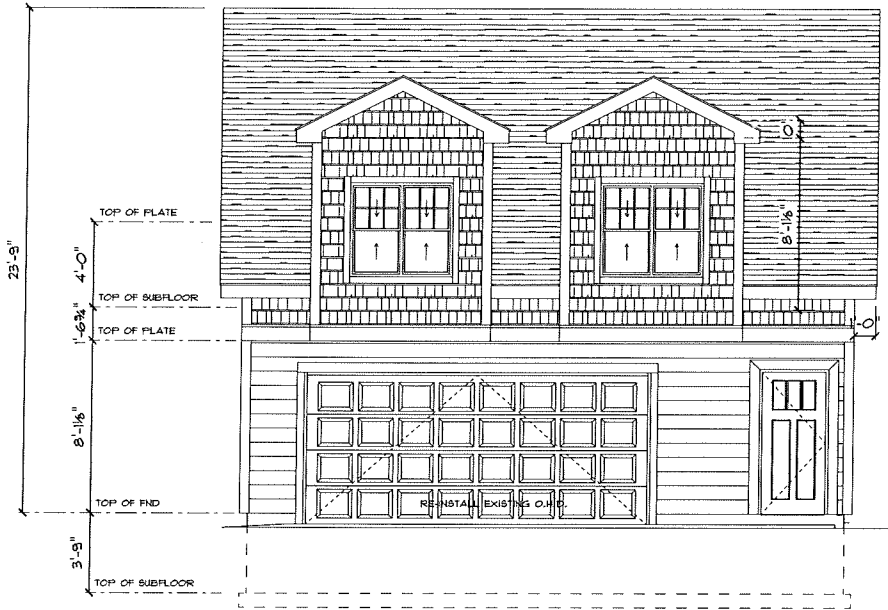
These plans are copyrighted and are subject to copyright protection as on "architectural work" under Section 102 of the Copyright Act, 17 U.S.C., As amended December, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work of forms represented, can legally result in the cessation of such construction or buildings being seized and/or razed.

MICHAEL F. SIMON  
BUILDERS  
EST. 1893  
817 S. DIVISION, WAUNAKEE, WI 53597  
608-849-5916

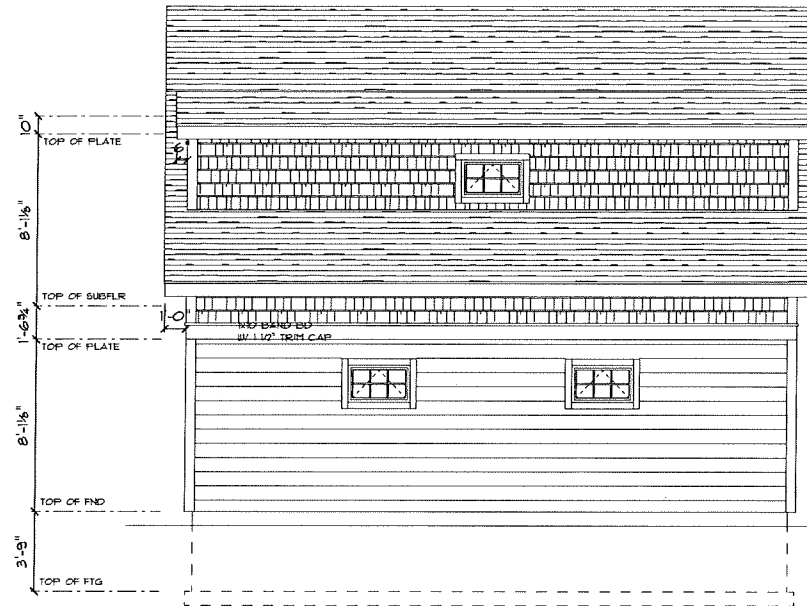


Sheet No.:

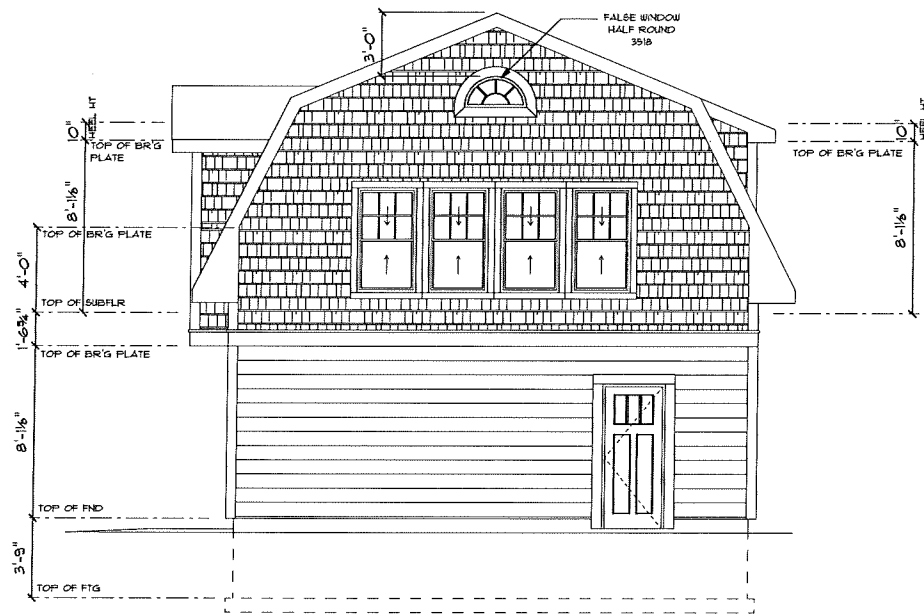
A1.3



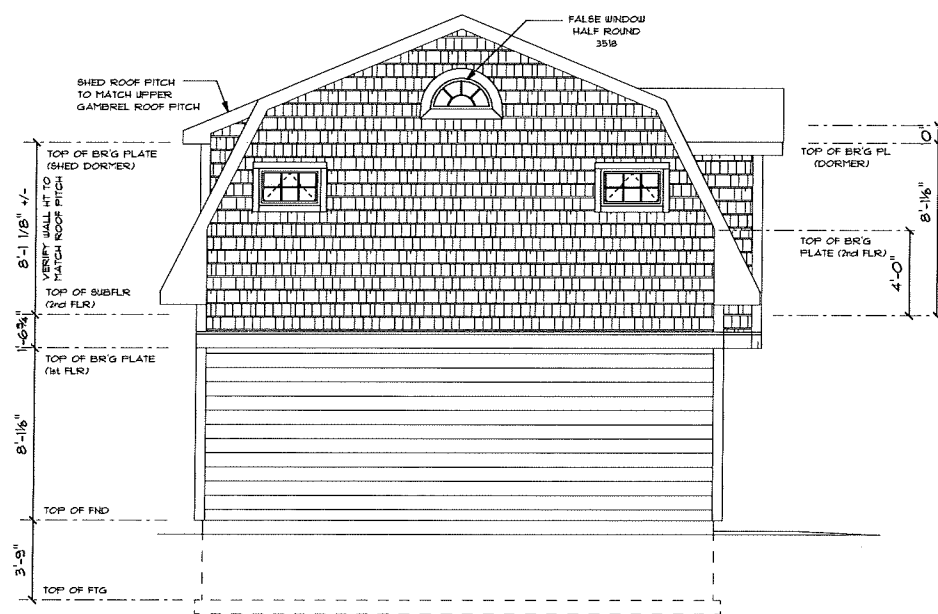
**Alley View Elevation**  
SCALE: 1/4" = 1'-0"



**Southeast elevation**  
SCALE: 1/4" = 1'-0"



**Harrison St Elevation**  
SCALE: 1/4" = 1'-0"



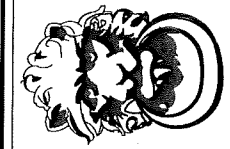
**Northeast Elevation**  
SCALE: 1/4" = 1'-0"

Drawn By:	LB
Scale:	1/4" = 1'-0"
Date:	10/05/17
Rev/Issued:	10/06/17
	10/16/17

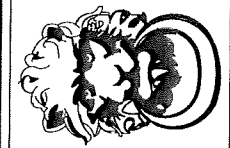
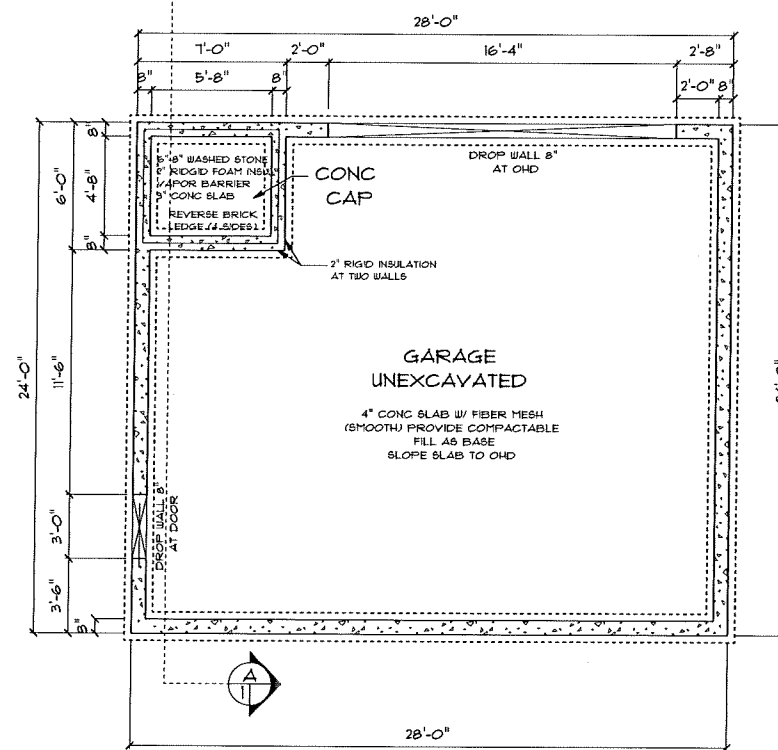
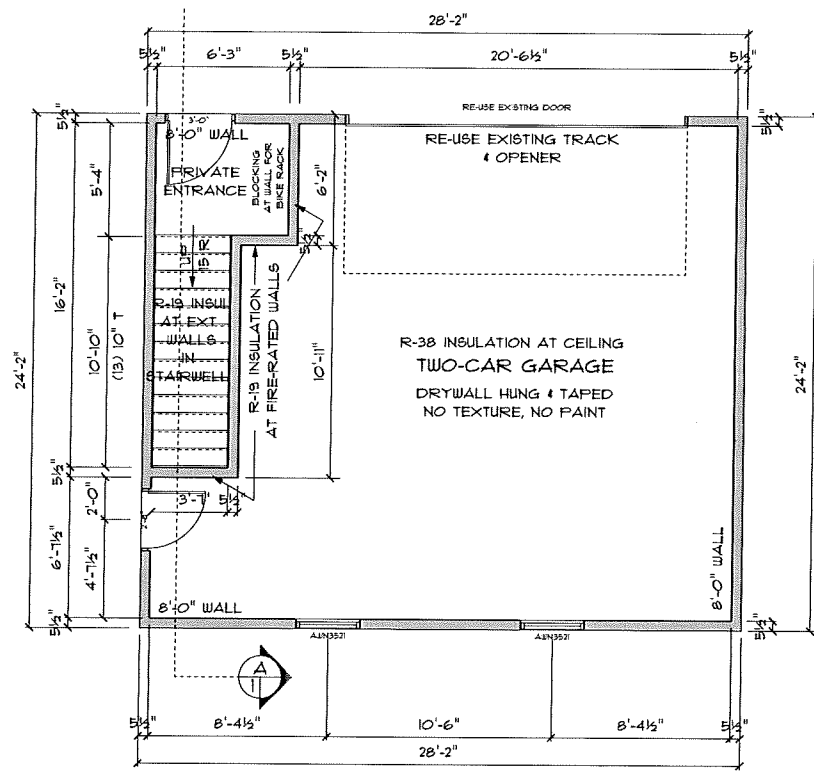
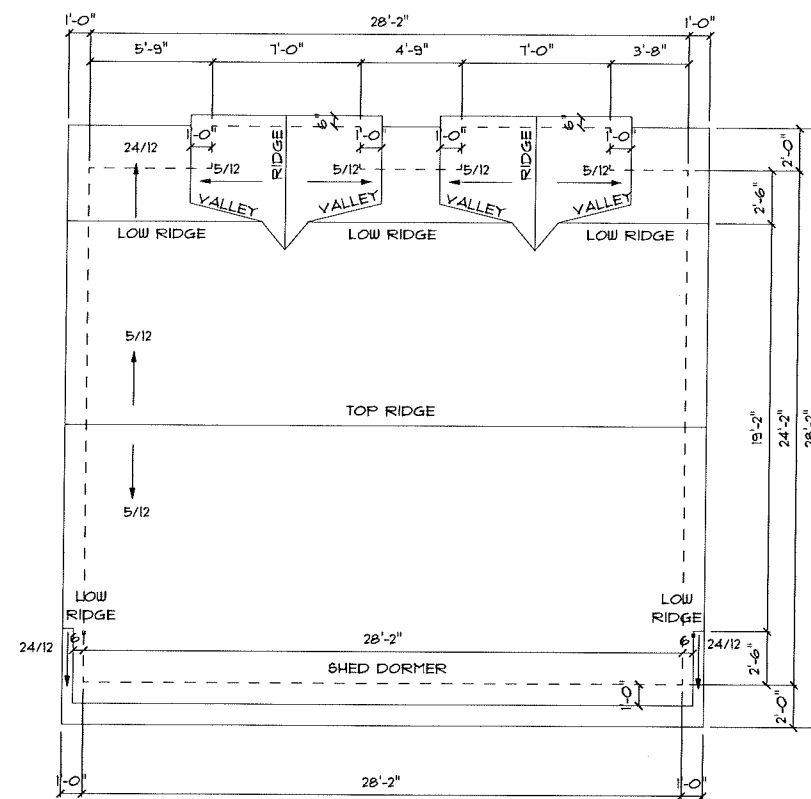
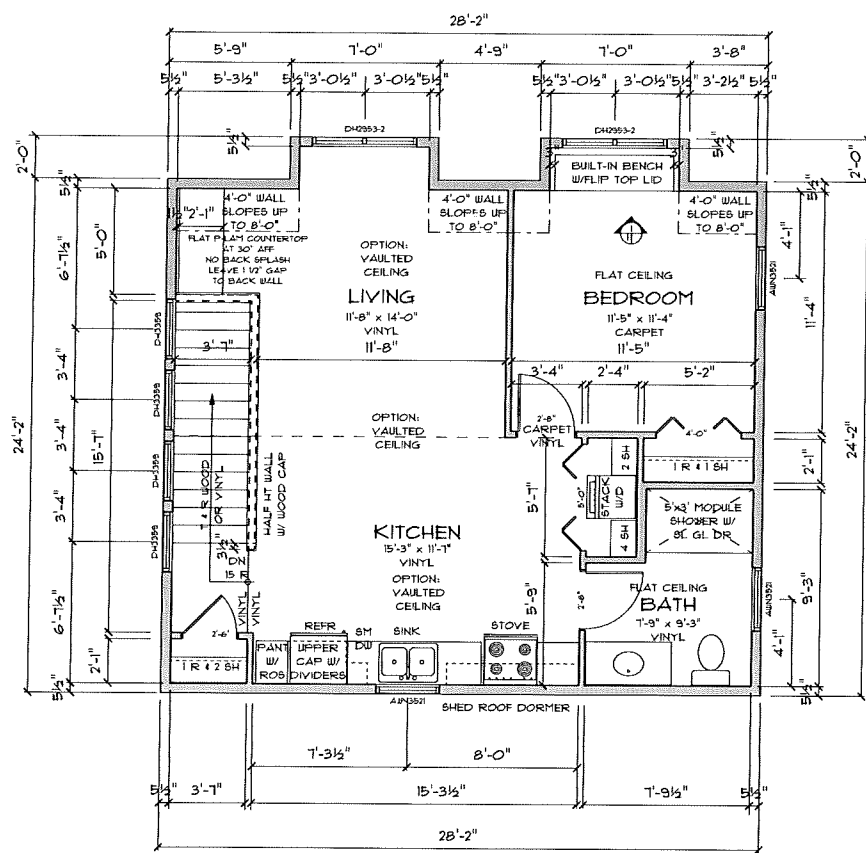
These plans are copyrighted and are subject to copyright protection as on "architectural work" under Section 102 of the Copyright Act of 1976, as amended December, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans and work of forms represented can legally result in the cessation of such construction or buildings being seized and/or razed.

© MICHAEL F. SIMON BUILDERS 2017

**MICHAEL F. SIMON BUILDERS**  
EST. 1893  
817 S. DIVISION, WAUNAKEE, WI 53597  
608-849-5916



**Sandi & Tom Rutherford**  
1824 Villas Avenue  
Madison WI



**MICHAEL F. SIMON BUILDERS**  
EST. 1893  
817 S. DIVISION, WAUNAKEE, WI 53597  
608-849-5916

These plans are copyrighted and are subject to copyright protection as on "architectural work" under Section 102 of the Copyright Act, 17 U.S.C., as amended December, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans and work of forms represented can legally result in the cessation of such construction or buildings being seized and/or razed.

© MICHAEL F. SIMON BUILDERS 2017

Drawn By:	LB
Scale:	1/4" = 1'-0"
Date:	09/21/17
Revision:	10/06/17
	10/16/17

**Sandi & Tom Rutherford**

1824 Villas Avenue  
Madison WI