



City of Madison

Proposed Demolition & Conditional Use

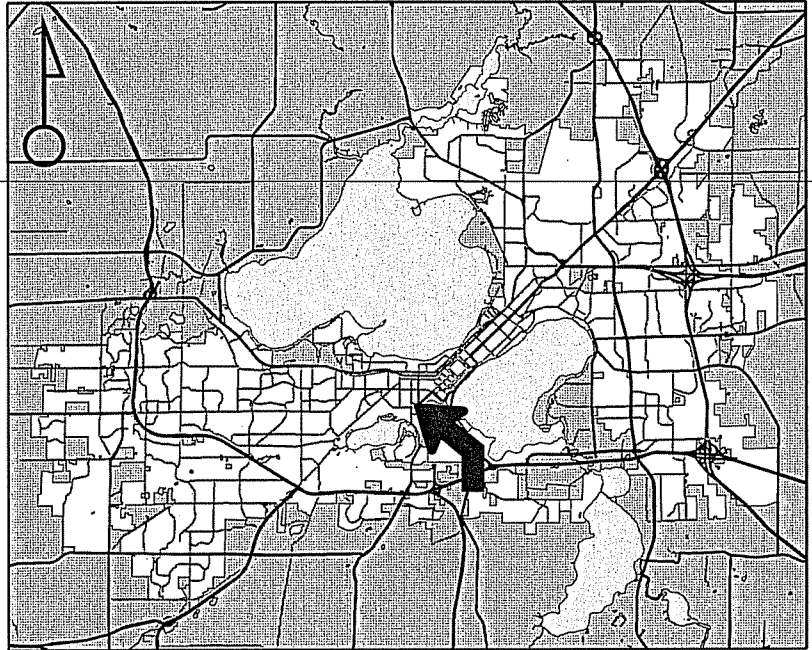
Location
 1030 Vilas Ave & 315 South Mills St
 Project Name
 Stevenson Carriage House

Applicant
 Rodney & Karen Stevenson/
 David Blecker PE, Phase Three Energy, LLC

Existing Use
 2 Single-family residences

Proposed Use
 Demolish single-family residence at
 315 S. Mills St to allow construction of an
 addition to residence at 1030 Vilas Ave
 containing an accessory dwelling unit

Public Hearing Date
 Plan Commission
 25 August 2014

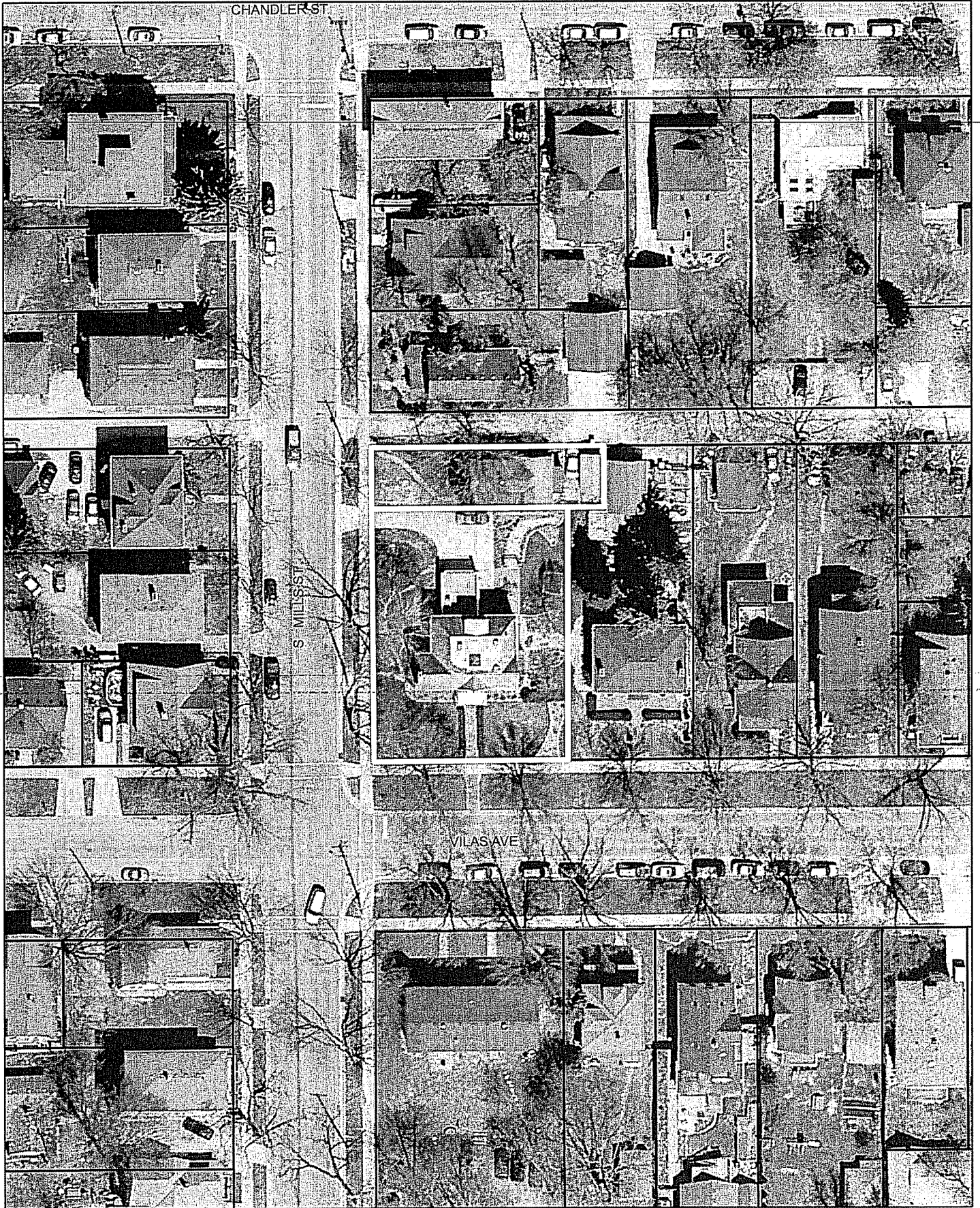


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 August 2014





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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
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:** 1030 Vilas Avenue, Madison, WI 53715
Project Title (if any): Stevenson Carriage House

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: Rodney & Karen Stevenson Company: _____
Street Address: 1030 Vilas Avenue City/State: Madison, WI Zip: 53715
Telephone: (608) 284-0175 Fax: () Email: resteven@wisc.edu

Project Contact Person: David Blecker PE Company: Phrase Three Energy LLC
Street Address: 7295 E. Cates Rd City/State: Belleville, WI Zip: 53508
Telephone: (608) 235-5356 Fax: () Email: blecker@phase3energy.biz

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: remove house at 315 S. Mills St
construct attached garage with Accessory Dwelling Unit and construct carport

Development Schedule: Commencement September 2014 Completion Spring 2015

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 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 Lacus Dailey, 5/9/2014, Greenbush Neighborhood Assn (John Perkins President), 5/9/2014

→ 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: Heather Stouder Date: 6/19/2014 Zoning Staff: Matt Tucker Date: 6/19/2014

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

Name of Applicant Rodney Stevenson Relationship to Property: Owner
 Authorizing Signature of Property Owner Rodney Stevenson Date 7/15/2014

Digitally signed by Rodney Stevenson
 DN: cn=Rodney Stevenson, o=City of Madison, email=rodneystevenson@wmcc.edu, c=US
 Date: 2014.07.15 09:49:19 -0500



WISCONSIN
HISTORICAL
SOCIETY

August 8, 2014

Rodney and Karen Stevenson
1030 Vilas Avenue
Madison, WI 53715

Re: Historic Preservation Certification Application
Project Number WI12W090

Dear Mr. and Mrs. Stevenson,

Today we received from you a request to amend your tax credit project, number WI12W090. The purpose of the amendment was to construct an accessory building and to replace the garage door.

Your request for amendment meets the Secretary of the Interior's Standards for Rehabilitation. The additional work is hereby approved and the garage door replacement has been added to the list of eligible work.

If you have any questions about this approval, please let me know. I can be reached by mail at the Wisconsin Historical Society, by telephone at 608/264-6490, by fax at 608/264-6504, or by e-mail at jen.davel@wisconsinhistory.org.

Sincerely,

Jen Davel
Senior Preservation Architect

July 15, 2014

City of Madison
Department of Planning and Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53718

Re: Letter of Intent

We are the owners of the contiguous properties, 1030 Vilas Avenue and 315 South Mills Street. We want to join the two properties, remove the house from the 315 S. Mills St. lot, build an attached structure with a garage and accessory dwelling unit, and build a carport.

We are applying for:

- (1) a demolition permit to remove a house at 315 S. Mills Street,
- (2) a conditional use permit for an accessory dwelling unit, and
- (3) permission (as might be necessary) for joining the 1030 Vilas Avenue and 315 South Mills Street properties.

On May 20, 2013, the Plan Commission approved a conditional use permit for the construction of a detached garage and accessory dwelling unit at 1030 Vilas Avenue. This request replaces the previous project.

Project Name: Stevenson Carriage House

Project Team

Owners: Karen and Rodney Stevenson
1030 Vilas Avenue
Madison, WI 53715
(608) 284-0175

Manager: David Blecker, PE
Phase 3 Energy LLC
7295 E. Cates Road
Belleville, WI 53508
(608) 235-5356

Designer: Mark Hinrichs
Design Coalition, inc.
2088 Atwood Avenue
Madison, WI 53704
(608) 246-8846

Surveyor: Paul Spetz
Isthmus Surveying LLC
450 North Baldwin Street
Madison, WI 53703
(608) 244 1090

Existing Properties

1030 Vilas Avenue is an 11,253 sq ft rectangular corner lot (121 ft x 93 ft) with a 2.5 story house that has 3,600 sq ft of living space and an attached garage. The site is zoned TR-C3. The house is a single family brick home built in the Colonial Revival style. It was designed by Madison Architects James and Edward Law and built in 1919 for Dr. William and Alma Ganser. In 1996, The State Historical Society of Wisconsin listed the house as a State of Wisconsin historic property.

Since purchasing the house in 1995, we upgraded or replaced the plumbing, heating and electrical systems; improved the home's structural integrity; maintained the original architectural features; and re-landscaped the grounds adding flower gardens and ornamental plantings, replacing several trees, and laying stone walkways.

315 South Mills Street is a 3,190 sq ft rectangular lot (29 ft x 110 ft) with a single story bungalow style house that has 1,196 sq ft living space (748 sq ft on 1st floor and 448 sq ft in the basement) and a detached shed. The site is zoned TR-C3. The house was built in 1884 on the site where the 1030 Vilas Ave. house now stands. When the 1030 Vilas Ave. house was built, the bungalow was moved to its current location. From 1995 until 2007, the house was an owner occupied dwelling. From 2007 until June 2014, the house was student rental. Currently the house is vacant.

The house is set back 46 ft from the sidewalk and 1.4 ft from the south side lot line.

The 315 S. Mills St. house has been very poorly maintained. The exterior has fading aluminum siding and peeling wood trim. The rear porch is rotting. The roof is covered in part with non-matching shingles and in part with black rubber. The gutters do not have downspouts. Various windows are not trimmed, sized properly, and have broken operating mechanisms. The rooms are small. The bathroom is very cramped and poorly laid out. Some floor joists are rotting at the foundation wall. The house is poorly weatherized.

Joining properties - The 29 ft x 93 ft northwest portion of the 315 S. Mills St. lot will be joined with the 1030 Vilas Avenue lot. The result will be a 150 ft x 93 ft rectangular lot (13,950 sq ft). The remaining 29 ft x 17 ft northeast portion of the 315 S. Mills lot will be joined with the 1022 Vilas Avenue lot.

(Draft Certified Survey Map attached)

Project Schedule

The project will begin after the approval of the requisite permits and will be substantially completed in Spring 2015.

Project Details

Demolition - The Mills Street house will be moved or demolished shortly after receiving the requisite permits.

We have made effort to have the house moved, but so far to no avail. We offered to give and move the house for free to the Deer Park Buddhist Center. After assessing at the condition of the house and the costs of rehab, the Center declined. We offered the house to a friend who considered moving it to use as rental property, but he subsequently declined. We are listing the house on Craig's List for \$1 and removal. To date there have been no inquiries.

(Proposed demolition recycling plan attached.)

Attached structure - 1175 sq ft with two car garage, storage, and mechanical room on the first floor; accessory dwelling unit on the second floor; and attic storage. In addition to the attached structure there is an 8 ft x 6 ft breezeway connecting to the existing house.

Accessory dwelling unit - 695 sq ft conditioned living space (19.2% of existing living space) to be used for rental to a family or no more than two unrelated individuals.

Design and materials - The attached structure will have roof pitch, trim, projecting eaves, window proportions, roofing and siding consistent with the existing house. The lower level will be sided with traditional brick of texture and color similar to what is on the house. The upper level will be clad with medium grey-green siding (painted beveled cedar or smooth

fiber glass/fiber cement with Dutch lap profile). Gray-green architectural asphalt shingles will be used for roofing.

Utilities - Water, sanitary, natural gas and electrical service currently connected to the 315 S. Mills St. house will be connected to the attached structure. An electric connection for a portion of the lower level may be run from the existing house.

Accessory building (carport) - 425 sq ft (3% of lot size, 23% of rear yard setback) two car carport used for either the main residence or rental to ADU tenants or others.

Paving - 741 sq ft (40% of rear yard setback). There will be parking space for up to 6 cars (two car garage, two car carport, two open parking spaces). Parking will open onto the alley.

Landscaping - Land around the new structures will be graded and landscaped with flower gardens and other plantings consistent with the current 1030 Vilas landscape. Since the new structures replace the existing driveways and 315 S. Mills St. house, there will be no significant impact on the existing landscaping of the Vilas Avenue site.

Water management - The proposed project will not increase the impermeable surface area of the joined lot and therefore will not increase the volume of water runoff. Water will be directed onto the property without flowing into the alley or neighbor's property. The attached structure will have gutters that drain below grade to reduce water runoff.

Concurrent work - The existing attached garage will be converted to a three season garden room. The brick walls will be repaired as necessary and the sinking and cracked floor will be replaced. The west windows will be refurbished, and the east windows replaced with a door opening to the patio. The garage door opening will be replaced with windows and an entry to the breezeway connecting with the new structure.

Pre-Application Notifications

Met with Heather Stouder (planning) and Matt Tucker (zoning) June 19, 2014.

Notified Alder Lucas Dailey May 9, 2014 (email and response attached).

Notified the Greenbush Neighborhood Council May 9, 2014 (email and response attached).

Provided plans to the majority of homeowners within a 200-foot radius (handout attached).

Submitted Plan Commission Demolition Permit Interested Parties Notification Website Form (April 24, 2014)

Other Application Information

The project is located in tax assessment area 21

The project is not located in a TIF District

The estimated construction cost for this project is \$80,000.

No public funding is requested

The property values, as reported by the City Assessor in its 2014 assessment are as follows:

1030 Vilas Avenue	
Land	\$108,200
Improvements	\$348,400
315 S. Mills*	
Land	\$ 43,800
<u>Total</u>	<u>\$500,400</u>

*(improvement not included because existing house and shed will be removed)

Property Legal Description

1030 Vilas Avenue:

Parcel Number: 070923308097

Greenbush Add, W 33 ft of S 121 ft of Lot 8 and S 121 ft Lot 7, Block 10

315 S. Mills Street:

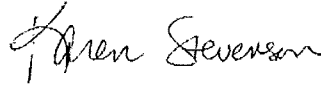
Parcel Number: 070923308089

Greenbush Add, N 29 ft of Lot 7 & N 29 ft of W 50 ft of Lot 8, Block 10.

Respectfully Submitted,



Rodney Stevenson
Owner



Karen Stevenson
Owner

Land Use Application Submittal - Additional Documents

Stevenson Carriage House Project

Pictures

1030 Vilas Avenue Dwelling,
Location for proposed Carriage House
315 South Mills Street Condition Examples

Email from Alder Lucas Dailey

Email from Greenbush Neighborhood Association President John Perkins

Information emailed to Alder Dailey, GBNA President Perkins, and provided to neighbors

Draft Certified Survey Map for joining the 1030 Vilas Avenue and 315 South Mills Street lots

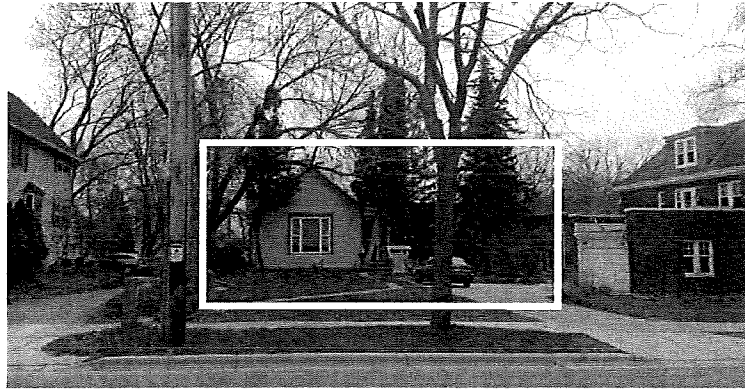
Proposed recycling plan for demolition of 315 South Mills St. house



EXISTING DWELLING SOUTH ELEVATION



EXISTING DWELLING WEST ELEVATION



LOCATION FOR PROPOSED CARRIAGE HOUSE



315 S. Mills St.
CONDITION EXAMPLES
FRONT PORCH



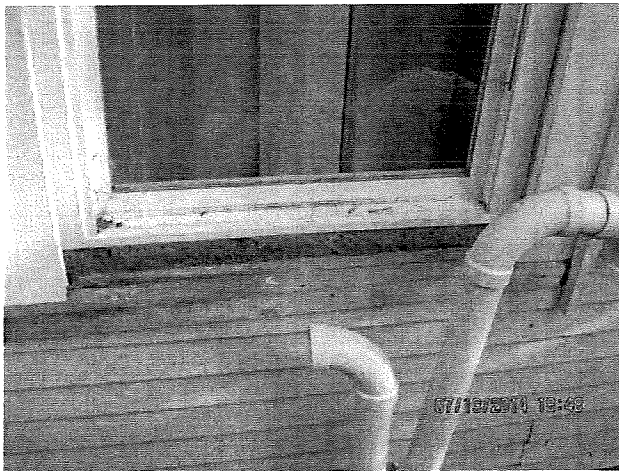
315 S. Mills St.
CONDITION EXAMPLES
EXTERNAL FOUNDATION WALL- SOUTH SIDE



**315 S. Mills St.
CONDITION EXAMPLES
FLOOR JOIST ROT AT FOUNDATION WALL**



**315 S. Mills St.
CONDITION EXAMPLES
FLOOR JOIST ROT AT FOUNDATION WALL**



**315 S. Mills St.
CONDITION EXAMPLES
IMPROPERLY SIZED WINDOW - NORTH SIDE**



**315 S. Mills St.
CONDITION EXAMPLES
MAIN BATHROOM**

Karen Stevenson

From: Dailey, Lucas [district13@cityofmadison.com]
Sent: Saturday, May 17, 2014 11:35 PM
To: Karen Stevenson
Subject: RE: upcoming conditional use application 1030 Vilas

Hi Karen,

Sorry for the late response, I wanted to review this in more detail and it's been a busy week, but as you're out of the country I hope you didn't mind!

This looks very reasonable. Unless planning staff raises any issue that I'm not currently seeing, I don't see why this should be a problem.

Thank you for the update, and if you need anything feel free to ask, but I would think everything should go through smoothly.

And by-the-way I'm friends with Lou and Christi there, they're a good bunch. Tell em I said hi.

cheers,
Lucas

Lucas Dailey
DISTRICT 13 ALDER
CITY OF MADISON
(608) 535-1214

From: Karen Stevenson [mailto:karenstevenson@cityofmadison.com]
Sent: Friday, May 9, 2014 10:44 PM
To: Dailey, Lucas
Subject: upcoming conditional use application 1030 Vilas

Greetings Alder Dailey,

The purpose of this email is to give you some preliminary information about a conditional use permit application my husband and I will be submitting.

Last year my husband Rodney and I got approval from the Plan Commission to build a garage/Accessory Dwelling Unit ("carriage house") for our home at 1030 Vilas. Subsequently, an opportunity arose to purchase the small house and lot directly behind us at 315 S Mills, which we did early this year. We will be submitting a revised application in June or July to make use of this property. Essentially we would like to move or demolish the 315 S Mills house, redraw the property lines so that our lot goes back to the alley, and to build an attached carriage house with similar design but somewhat bigger dimensions than the approved original.

I have attached a document contains preliminary information about the project as well as the Mills Street view elevation and a sketch of the proposed property line revision. We have shown this to all our adjacent homeowner neighbors; all have voiced support. I've pasted a picture of the house to be removed from the 315 S Mills property below my signature.

We are aiming to submit the conditional use application in June or July. Our designer is working on the elevations for the other views. We should have those near the end of the month and I will plan to send those on to your as well.

From: [John Perkins](#)
To: [Karen Stevenson](#)
Subject: Re: updated project 1030 Vilas
Date: Friday, May 09, 2014 10:51:33 PM

Sure, I can circulate the revised plan.

I would be shocked if there were any objections voiced. I like the idea of maintaining a bit more yard space behind your house and eliminating the smaller lot around the corner. :)

Have a good trip! Keep me posted--after you get back--about when the plans are submitted and any subsequent hearings.

John

On Fri, May 9, 2014 at 10:44 PM, Karen Stevenson <kstevenson@charter.net> wrote:

Hi John,

This email is to let you know of some changes coming up to our building plans, and to ask you help in circulating this preliminary information to the appropriate representatives of GNC.

Last year my husband and I got approval from the Plan Commission to build a garage/Accessory Dwelling Unit ("carriage house"). Subsequently, an opportunity arose to purchase the small house and lot directly behind us at 315 S Mills, which we did early this year. We will be submitting a revised application in June or July to make use of this property. Essentially we would like to move or demolish the 315 S Mills house, redraw the property lines so that our lot goes back to the alley, and to build an attached carriage house with similar design but somewhat bigger dimensions than the original.

I have attached a document contains preliminary information about the project as well as the Mills Street view elevation and a sketch of the proposed property line revision. We have shown this to all our adjacent homeowner neighbors; all have voiced support.

We are aiming to submit the conditional use application in June or July. Our designer is working on the elevations for the other views. We should have those near the end of the month and I will plan to send those on to your as well. But, I wanted to get this preliminary outline to GNC to invite comment. Could you forward as appropriate?

Rodney and I will be out of the country 5/11-5/26. We should be reachable by email. Rod's is resteven@wisc.edu. The charter email I used for this message is preferred, but in case I cannot connect to it, an alternate address is kstevenson1030@gmail.com.

If you know anyone that might want a small (738 sq foot) house let me know. It could be theirs for the moving! I've included a picture below my signature.

Thanks!

Proposed revision of Carriage House 1030 Vilas

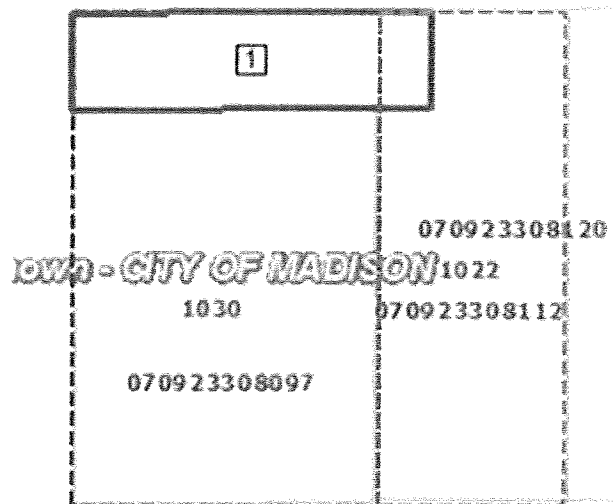
Our original plan was approved May 2013. The Carriage House is comprised of a 2 car garage on the first floor and a 700 square foot Accessory Dwelling Unit (ADU) on the second floor. We are planning to submit a revision based on our purchase of 315 S. Mills, the property directly behind and adjacent to our home.

Proposed changes to plan

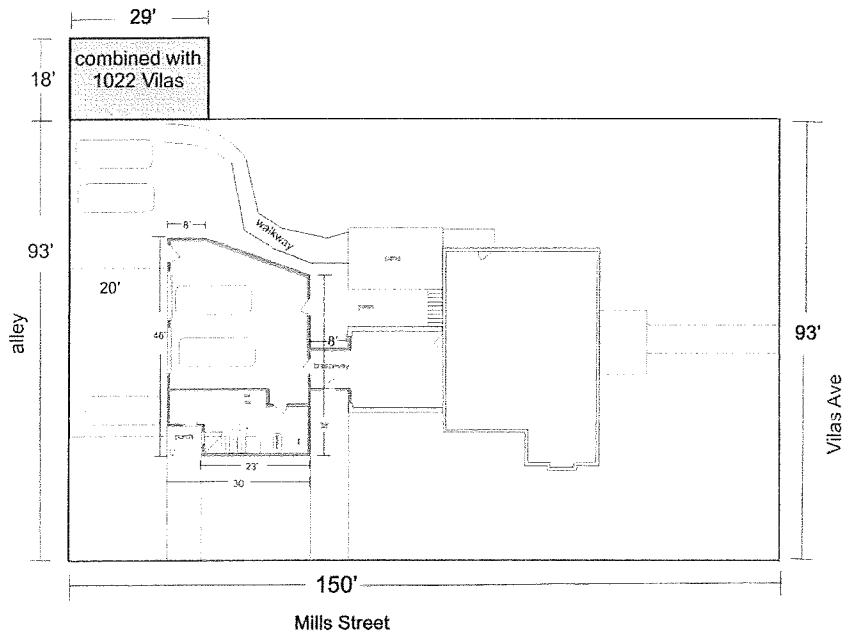
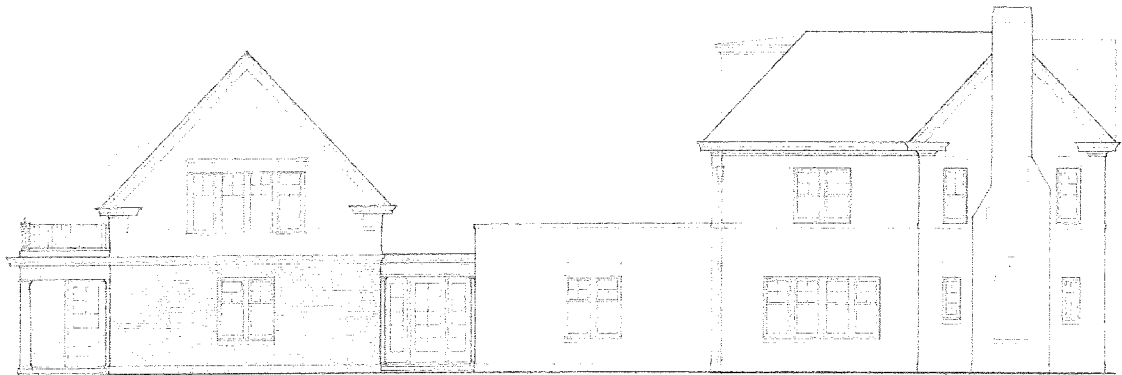
- Remove (move or, if need be, demolish) house at 315 S Mills
- Redraw property lines so that the West 93 feet of 315 S Mills combines with the 1030 Vilas property, and the east 18 feet combines with 1022 Vilas.
- Attach the carriage house to the original home with an 8 foot breezeway.
- Orient the driveway north to the alley
- Use original carriage house design with the following modifications
 - Widen the principal structure from 22 to 23 feet.
 - Add one- story, seven feet wide to the north side of the structure which will serve as the entrance via the garage doors as well as a balcony for the ADU.
 - Add a one-story angled wall to the east side of the Carriage House.
- Add a parking space for the tenant to the ADU at the northwest edge of the ADU, with a fence to shield the car from the Mills street view
- Add two parking spaces for rent adjacent to the east side of the driveway to the garage. A car port may be added later.

Rodney and Karen Stevenson, 284-0175, kmsteven@charter.net

The screen capture at right is from the City Assessor On-Point Map Viewer. The solid maroon outline labeled as 1 is 315 S Mills. The dashed lines superimposed show the desired new boundaries for 1030 Vilas (blue) and 1022 Vilas (burnt orange).



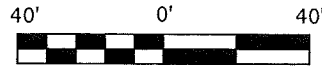
**design
coalition**
ARCHITECTS



CERTIFIED SURVEY MAP

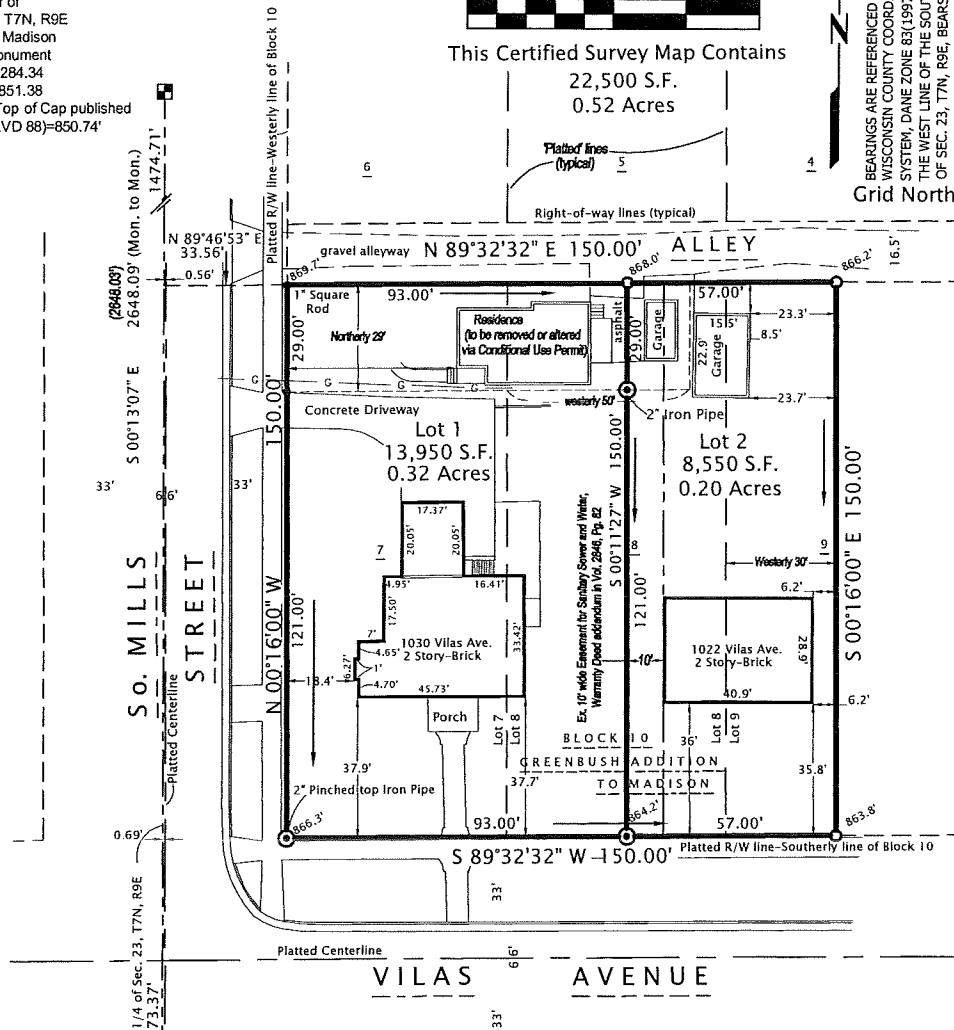
A REDIVISION OF LOTS SEVEN (7), EIGHT (8), AND THE WESTERLY THIRTY (30) FEET OF LOT NINE (9), BLOCK TEN (10), GREENBUSH ADDITION TO MADISON, AS RECORDED IN Volume A, Page 15, OF PLATS, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF FRACTIONAL SECTION 23, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

West 1/4 Corner of
of Section 23, T7N, R9E
Found City of Madison
Brass Cap Monument
N: 480,284.34
E: 815,851.38
Benchmark: Top of Cap published
Elevation (NAVD 88)=850.74'



This Certified Survey Map Contains
22,500 S.F.
0.52 Acres

BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE ZONE 83(1997)
THE WEST LINE OF THE SOUTHWEST 1/4
OF SEC. 23, T7N, R9E, BEARS S 00°13'07" E
Grid North



Southwest 1/4 of
Section 23, T7N, R9E
Found City of Madison
Brass Cap Monument
N: 477,636.21 (477,636.33)
E: 815,861.48

LEGEND

- SOLID IRON ROD FOUND (3/4" Diam. Round unless noted)
- ⊙ IRON PIPE FOUND (1" Inside Diam. unless noted)
- 3/4"x18" SOLID IRON ROD SET
1.50 Lbs./LINEAL FOOT.
- () INDICATES RECORDED AS

950.0' LOT CORNER ELEVATION (NAVD '88)
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.
DRAINAGE PER APPROVED PLANS (SEE Pg. 2)
UTILITY EASEMENTS AS HEREIN SET FORTH
ARE FOR THE USE OF PUBLIC BODIES AND
PRIVATE PUBLIC UTILITIES HAVING THE
RIGHT TO SERVE THE AREA.
ELEVATIONS ARE BASED ON NAVD 88 DATUM

PREPARED FOR:
RODNEY STEVENSON
1030 VILAS AVENUE
MADISON WI 53715

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

A REDIVISION OF LOTS SEVEN (7), EIGHT (8), AND THE WESTERLY THIRTY (30) FEET OF LOT NINE (9), BLOCK TEN (10), GREENBUSH ADDITION TO MADISON, AS RECORDED IN Volume A, Page 15, OF PLATS, LOCATED IN THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF FRACTIONAL SECTION 23, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Rodney E. Stevenson and Karen M. Stevenson, and James K. Matson and Beth A. Robinson, owners of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Legal Description: Document No. 5052419; 315 S. Mills Street, Parcel No. 251/0709-233-0808-9

The North 29 feet of Lot Seven (7) and the North 29 feet of the West 50 feet of Lot Eight (8), Block Ten (10), Greenbush Addition to Madison, in the City of Madison, Dane County, Wisconsin.

Legal Description: Document No. 2709474; 1030 Vilas Avenue, Parcel No. 251/0709-233-0809-7

Lots Seven (7), Eight (8), and the West 30 feet of Lot Nine (9), Block Ten (10), Greenbush Addition to Madison. EXCEPT the North 29 feet of Lot Seven (7) and the North 29 feet of the West 50 feet of Lot Eight (8), Block Ten (10), Greenbush Addition to Madison and also EXCEPT lands conveyed by Warranty Deed recorded June 10, 1981 in Volume 2846 of Records, page 81, as Document Number 1708723 and described as follows: The East 17 feet of the West 50 feet of the South 121 feet of Lot Eight (8), the East 10 feet of Lot Eight (8), and the West 30 feet of Lot Nine (9), all in Block Ten (10), Greenbush Addition to Madison. All of the above located in the City of Madison, Dane County, Wisconsin.

Legal Description of Record: Parcel Number 2624857; 1022 Vilas Avenue, Parcel No. 251/0709-233-0811-2

The East Seventeen (17) feet of the West Fifty (50) feet of the South One Hundred Twenty-one (121) feet of Lot Eight (8), the East Ten (10) feet of Lot Eight (8), and the West Thirty (30) feet of Lot Nine (9), all in Block Ten (10), Greenbush Addition to Madison, in the City of Madison, Dane County, Wisconsin.

LOCATED IN THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF FRACTIONAL SECTION 23, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Measured Description as Surveyed (Wisconsin County Coordinate System-Dane Zone 83 1997 feet) :

A parcel of land being Lots Seven (7) and Eight (8), and the westerly 30 feet of Lot Nine (9), Block Ten (10), Greenbush Addition to Madison, as recorded in Vol. A, Page 15, of Plats, Located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the Section 23, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West $\frac{1}{4}$ Corner of Fractional Section 23, T7N, R9E, said point being marked by a City of Madison Brass Cap monument thence S 00°13'07" E, along the West line of the SW $\frac{1}{4}$ of said Fractional Section 23, 1474.71 feet; thence N 89°46'53" E, along a random line, 33.56 feet to a point being the Northwesterly platted boundary corner of Lot 7, Block 10, Greenbush Addition to Madison, said point also being the point of beginning of this description;

thence N 89°32'32" E, along the northerly platted boundary line of Lots 7, 8 and the westerly 30 feet of Lot 9, Block 10, Greenbush Addition to Madison, 150.00 feet;
thence S 00°16'00" E, 150.00 feet;
thence S 89°32'32" W, along the southerly platted boundary line of the westerly 20 feet of Lot 9, Lot 8 and Lot 7, Greenbush Addition to Madison, 150.00 feet;
thence N 00°16'00" W, along the westerly platted boundary line of said Lot 7, Block 10, Greenbush Addition to Madison, 150.00 feet to the point of beginning.

This Certified Survey Map description contains an area of 22,500 square feet, or 0.52 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2014.

Paul A. Spetz, S 2525

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and said drainage swale maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by lot owner.

2. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.

3. No changes in the drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City Engineer.

4. At the time of development of Lot 2, the applicant shall provide a detailed drainage plan for approval to City Engineering showing how downstream properties are protected from additional runoff.

5. LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO PARKS IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PREPARED FOR:
RODNEY STEVENSON
1030 VILAS AVENUE
MADISON WI 53715

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

CERTIFIED SURVEY MAP

A REDIVISION OF LOTS SEVEN (7), EIGHT (8), AND THE WESTERLY THIRTY (30) FEET OF LOT NINE (9), BLOCK TEN (10), GREENBUSH ADDITION TO MADISON, AS RECORDED IN Volume A, Page 15, OF PLATS, LOCATED IN THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF FRACTIONAL SECTION 23, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNERS CERTIFICATE :

We, James K. Matson and Beth A. Robinson, owners, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2014.

By: _____, and _____, owners
James K. Matson Beth A. Robinson

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2014, the above named James K. Matson and Beth A. Robinson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

OWNERS CERTIFICATE :

We, Rodney E. and Karen M. Stevenson, owners, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2014.

By: _____, and _____, owners
Rodney E. Stevenson Karen M. Stevenson

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2014, the above named Rodney E. Stevenson and Karen M. Stevenson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE :

The UNIVERSITY OF WISCONSIN CREDIT UNION, a financial institution duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of a portion of the lands described in this Certified Survey Map, does hereby consent to the surveying, dividing, mapping and dedicating of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, the said UNIVERSITY OF WISCONSIN CREDIT UNION, has caused these presents to be signed by its corporate officer (s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2014.

UNIVERSITY OF WISCONSIN CREDIT UNION Officers

printed name and title printed name and title

State of Wisconsin)
County of Dane)

Personally came before me this _____ day of _____, 2014, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said financial institution, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

My Commission expires: _____ Signed: _____
Notary Public, State of Wisconsin

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PREPARED FOR:
RODNEY STEVENSON
1030 VILAS AVENUE
MADISON WI 53715

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

CERTIFIED SURVEY MAP

A REDIVISION OF LOTS SEVEN (7), EIGHT (8), AND THE WESTERLY THIRTY (30) FEET OF LOT NINE (9),
BLOCK TEN (10), GREENBUSH ADDITION TO MADISON, AS RECORDED IN Volume A, Page 15, OF PLATS,
LOCATED IN THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF FRACTIONAL SECTION 23, T7N, R9E, IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number, _____ File I.D. Number _____,
adopted on the _____ day of _____, 2014, and that said resolution further provided for the acceptance of those lands dedicated and rights
conveyed by said Certified Survey Map to the City of Madison for Public use.

Dated this _____ day of _____, 2014.

Maribeth Witzel-Behl, City Clerk
Clerk of the City of Madison, Dane County Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

Signed: _____
Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2014, at _____ o'clock _____ m. and recorded in Volume
of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PREPARED FOR:
RODNEY STEVENSON
1030 VILAS AVENUE
MADISON WI 53715

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
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**Demolition and Waste Management Plan
315 S. Mills Street, Madison, WI**

Site Owner	Owner Representative
Rodney and Karen Stevenson	David Blecker
1030 Vilas Avenue	Phase Three Energy LLC
Madison, WI 53715	7295 E. Cates Rd
608.284.0175	Belleville, WI 53508
resteven@wisc.edu	608.235.5356
	blecker@phase3energy.biz

1. Demolition Contractor

The demolition contractor has not yet been selected.

2. Scope of Project

The house at 315 S. Mills Street will be razed. The 315 S. Mills parcel is being replatted and attached to the parcel at 1030 Vilas Ave. An accessory dwelling unit will be built on the newly combined parcel.

3. Site Description

Open residential lot with a few trees. The house is sited towards to the rear (eastern) side of the lot. The existing one story single single-family house is approximately 700 square feet and in poor condition.

4. Materials to be Generated

Standard residential construction materials such as:

Concrete	Paving brick
Roofing materials	Wood – dimensional lumber and plywood
Cabinets	Water heater
Furnace	Drywall
Ductwork	Metal piping
Flooring materials	Doors
Wood trim	Windows
Electrical components and wiring	

5. General Demolition and Recycling Plan

The plan for this project includes recycling, re-use and salvaging as waste reduction methods.

- Habitat for Humanity (Frank Byrne) has visited the site and will conduct salvage operations of all re-useable materials such as wood doors, flooring, cabinets and appliances.
- Metals from the demolition will be separated for recycling
- Concrete (flatwork, foundation walls, block) will be separated for recycling
- Asphalt shingles will be separated for recycling at the Dane County landfill

6. Material Handling Procedures

Contractors involved in the demolition project will abide by the guidelines stated below:

a. Hazardous Materials

The dwelling has not yet been tested for lead and asbestos. Testing will be performed prior to deconstruction activities. If materials are present, they will be removed and properly disposed of by a qualified contractor.

Lighting ballasts, thermostats, refrigerants, paints and any other chemicals identified and found on site will be removed prior to demolition and will be properly managed as hazardous waste.

b. Concrete, Brick and Block

Clean concrete, brick and block will be separated and hauled off-site to an appropriate reuse/recycling facility

c. Scrap Metal

Scrap metal will be separated and recycled to the extent possible. Metals will be separated, placed in a designated container and hauled to an appropriate metal recycler.

d. Clean Wood

Clean wood, brush and trees will be separated for reuse or taken to a wood recycling facility

e. Demolition Waste

Materials that cannot be readily separated for reuse or recycling will be placed in spate dumpsters and hauled to an appropriate solid waste landfill. Such materials may include: roofing, wood, drywall, doors, wood trim, insulation and other building materials.

7. Worker Education

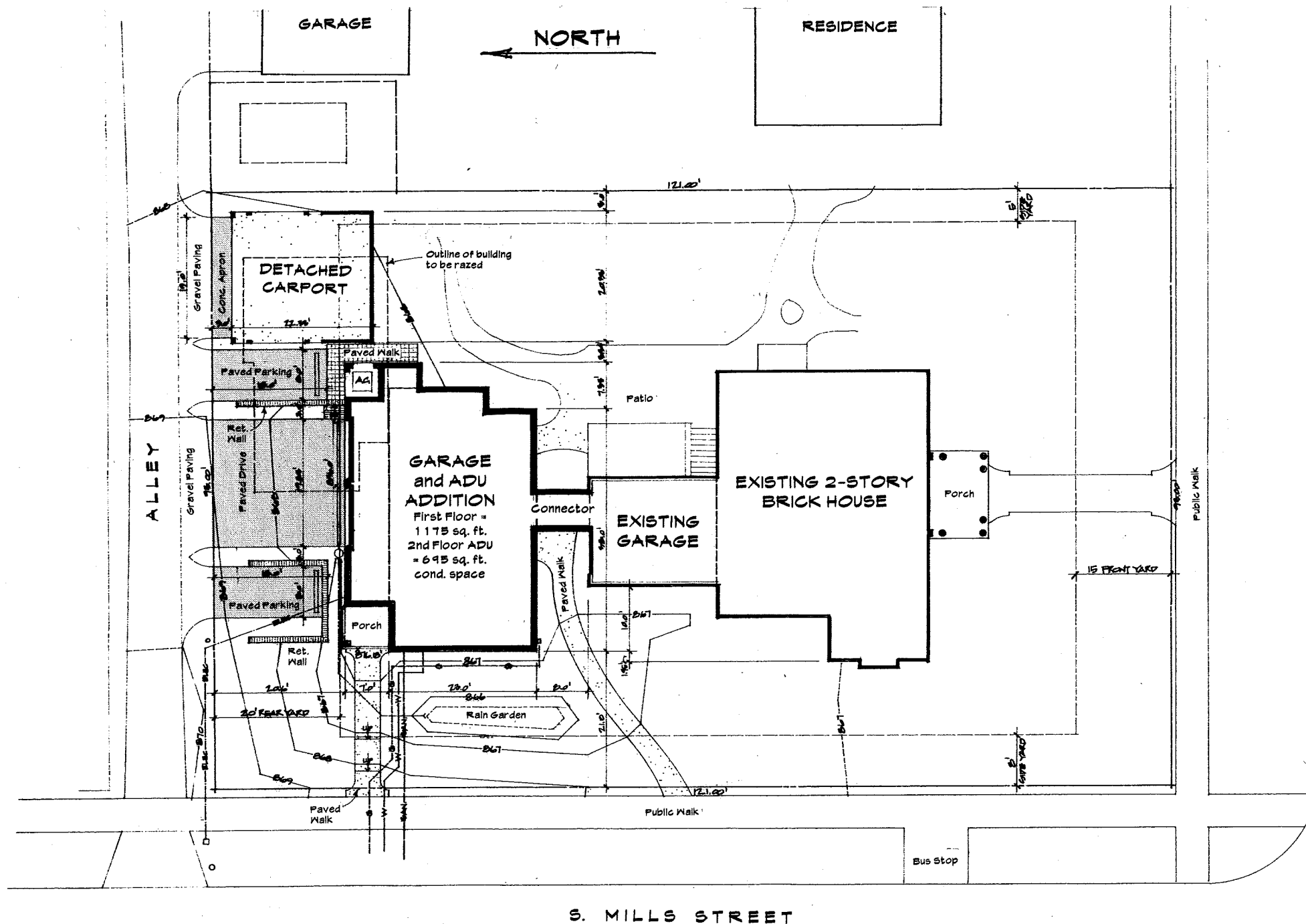
Demolition workers will be advised of the waste management goals for this project and will be monitored by the general contractor to ensure compliance to the extent possible.

8. Waste Auditing

The demolition contractor will be required to comply with and monitor the recycling program. Waste manifests, weight/load tickets, reuse/recycling sign off forms will be collected to document the results of this plan.

9. Reporting

The data collected from the waste auditing process will be collected, organized and reported and made available to the City.



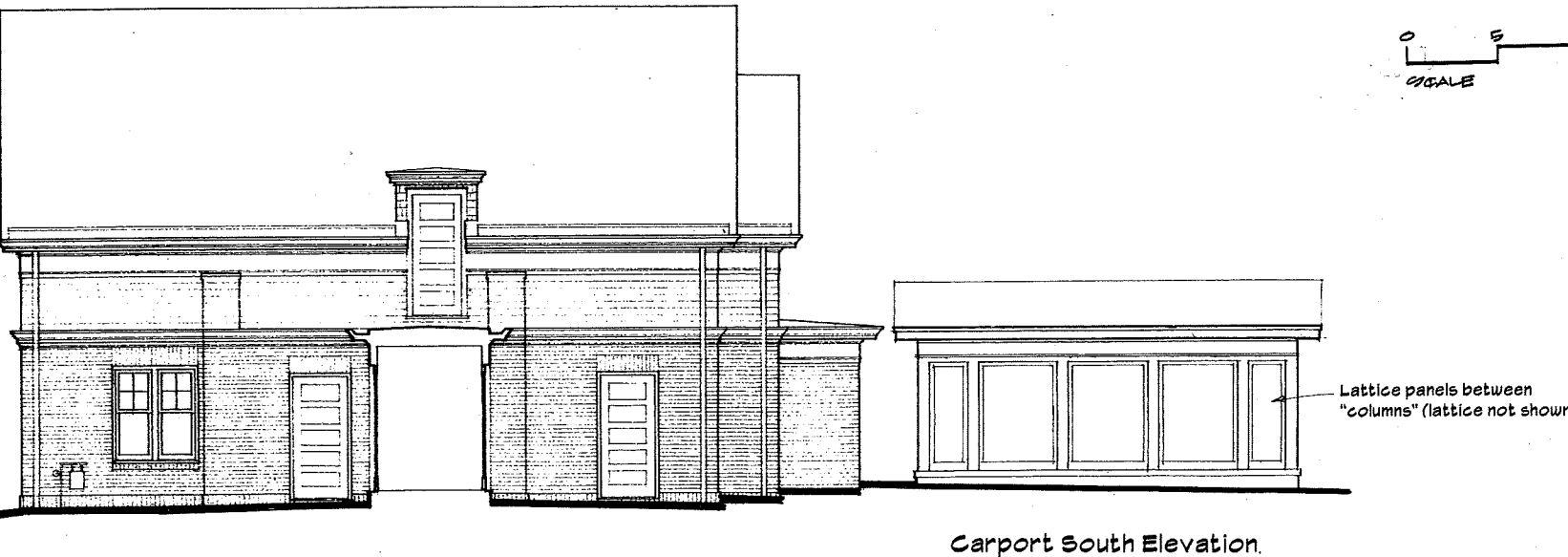
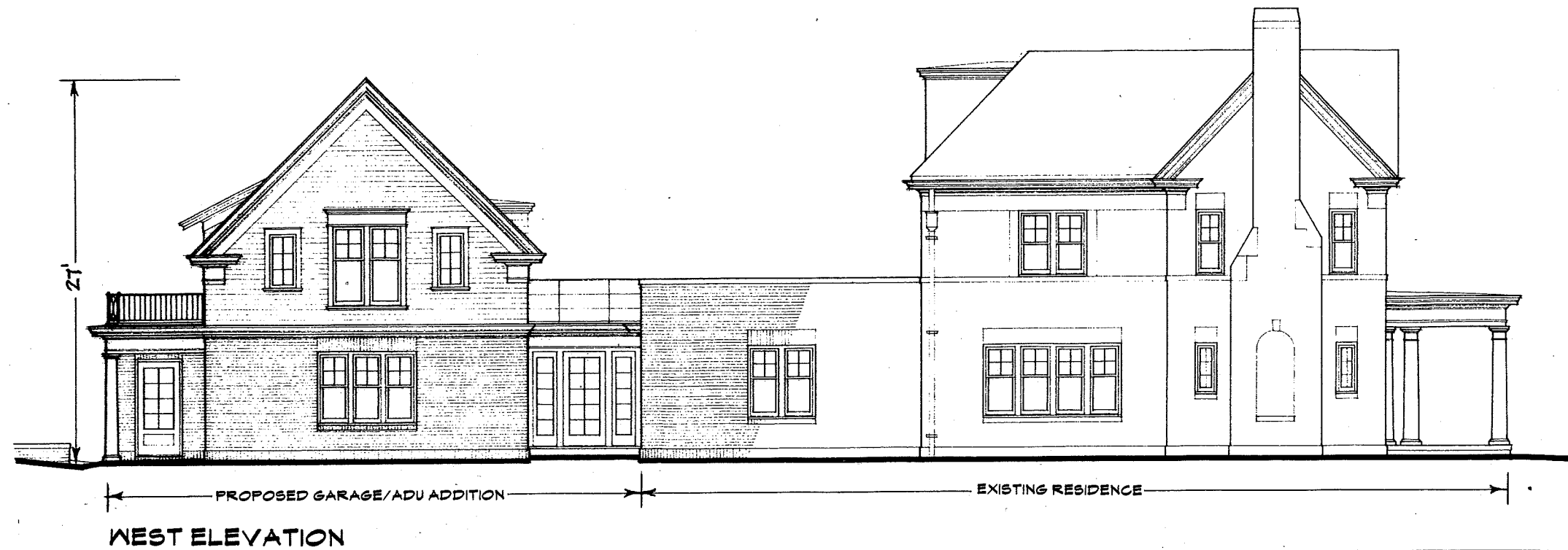
SITE PLAN

Scale: 1" = 20'

SITE NOTES

- Site Plan based on survey by Paul Spetz, Isthmus Surveying, LLC
- Paved drive, parking and carport apron within Rear Yard Setback = 740.85 square feet
- All storm water from roof and impervious paved areas will be managed on site

PROPOSED GARAGE and ACCESSORY DWELLING UNIT ADDITION to Stevenson Residence
1030 Vilas Avenue • Madison, Wisconsin



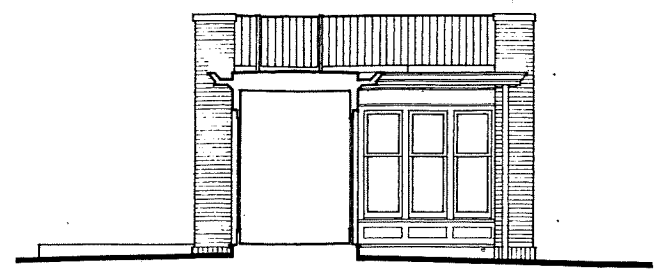
GARAGE/ADU SOUTH ELEVATION

FINISH MATERIALS and COLORS

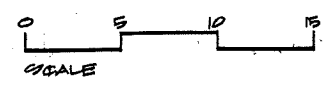
- BRICK:** Vertical-scored clay brick - dark red-brown to match existing house
- SECOND FLOOR SIDING:** Cedar bevel siding (or equal), 4.5" exposure, for painted finish - Color: medium gray-green
- SOUTH DORMER SIDING:** Shingle siding for painted finish - Color: medium gray-green to match roofing
- ROOFING:** 'Architectural' asphalt shingles - Color: gray-green to match slate roofing on existing house
- TRIM:** Cedar trim boards with cedar moldings. Proportions and details similar to but simpler than existing house trim, for painted finish - Color: white
- PORCH COLUMN:** Square, tapered cedar or composite column with simplified capital and base trim, for painted finish - Color: white
- WINDOWS:** Marvin aluminum clad wood windows with simulated divided lights - Color: white
- FRENCH DOORS:** Marvin aluminum clad wood French doors with simulated divided lights - Color: medium red-brown door in white frame
- ADU ENTRY DOOR:** Therma-Tru fiberglass 3/4 lite entry door with simulated divided lights, painted finish - Color: medium red-brown in white frame
- GARAGE WALK DOORS:** Therma-Tru fiberglass 5-panel doors, for painted finish - Color: medium red-brown door in white frame
- GARAGE OVERHEAD DOORS:** Fiberglass, composite or metal sectional doors, for painted finish - Color: medium red-brown door in white frame
- SOUTH DORMER DOOR:** Therma-Tru fiberglass 5-panel door, for painted finish - Color: medium red-brown door in white frame
- AIR COND. LATTICE PANELS:** Cedar or Azek lattice panels in frames, for painted finish - Color: medium red-brown lattice in white frame
- NORTH DECK RAILING:** Custom wrought iron for painted finish - Color: white or black
- GUARDRAIL OVER CONNECTOR ROOF (Mech. Service Access to Attic):** Thin steel top rail with 1/4" thick steel posts and 2 strands cable rail infill to be as inconspicuous as possible - Color: dark bronze

**PROPOSED GARAGE and ACCESSORY DWELLING UNIT ADDITION to
Stevenson Residence • 1080 Vilas Avenue • Madison, Wisconsin**





EXISTING GARAGE @ CONNECTOR



GARAGE/ADU NORTH ELEVATION



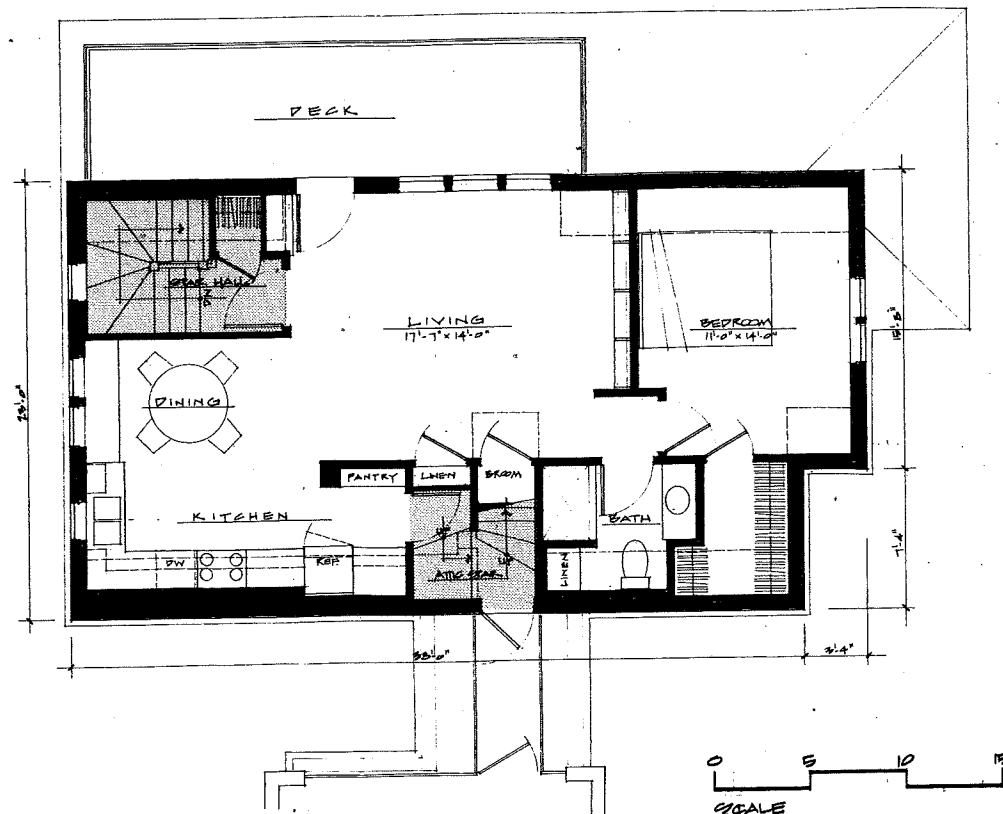
EAST ELEVATION

FINISH MATERIALS and COLORS

- BRICK: Vertical-scored clay brick - dark red-brown to match existing house
- SECOND FLOOR SIDING: Cedar bevel siding (or equal), 4.5" exposure, for painted finish - Color: medium gray-green
- SOUTH DORMER SIDING: Shingle siding for painted finish - Color: medium gray-green to match roofing
- ROOFING: 'Architectural' asphalt shingles - Color: gray-green to match slate roofing on existing house
- TRIM: Cedar trim boards with cedar moldings. Proportions and details similar to but simpler than existing house trim, for painted finish - Color: white
- PORCH COLUMN: Square, tapered cedar or composite column with simplified capital and base trim, for painted finish - Color: white
- WINDOWS: Marvin aluminum clad wood windows with simulated divided lights - Color: white
- FRENCH DOORS: Marvin aluminum clad wood French doors with simulated divided lights - Color: medium red-brown door in white frame
- ADU ENTRY DOOR: Therma-Tru fiberglass 3/4 lite entry door with simulated divided lights, painted finish - Color: medium red-brown in white frame
- GARAGE WALK DOORS: Therma-Tru fiberglass 5-panel doors, for painted finish - Color: medium red-brown door in white frame
- GARAGE OVERHEAD DOORS: Fiberglass, composite or metal sectional doors, for painted finish - Color: medium red-brown door in white frame
- SOUTH DORMER DOOR: Therma-Tru fiberglass 5-panel door, for painted finish - Color: medium red-brown door in white frame
- AIR COND. LATTICE PANELS: Cedar or Azek lattice panels in frames, for painted finish - Color: medium red-brown lattice in white frame
- NORTH DECK RAILING: Custom wrought iron for painted finish - Color: white or black
- GUARDRAIL OVER CONNECTOR ROOF (Mech. Service Access to Attic): Thin steel top rail with 1/4" thick steel posts and 2 strands cable rail infill to be as inconspicuous as possible - Color: dark bronze

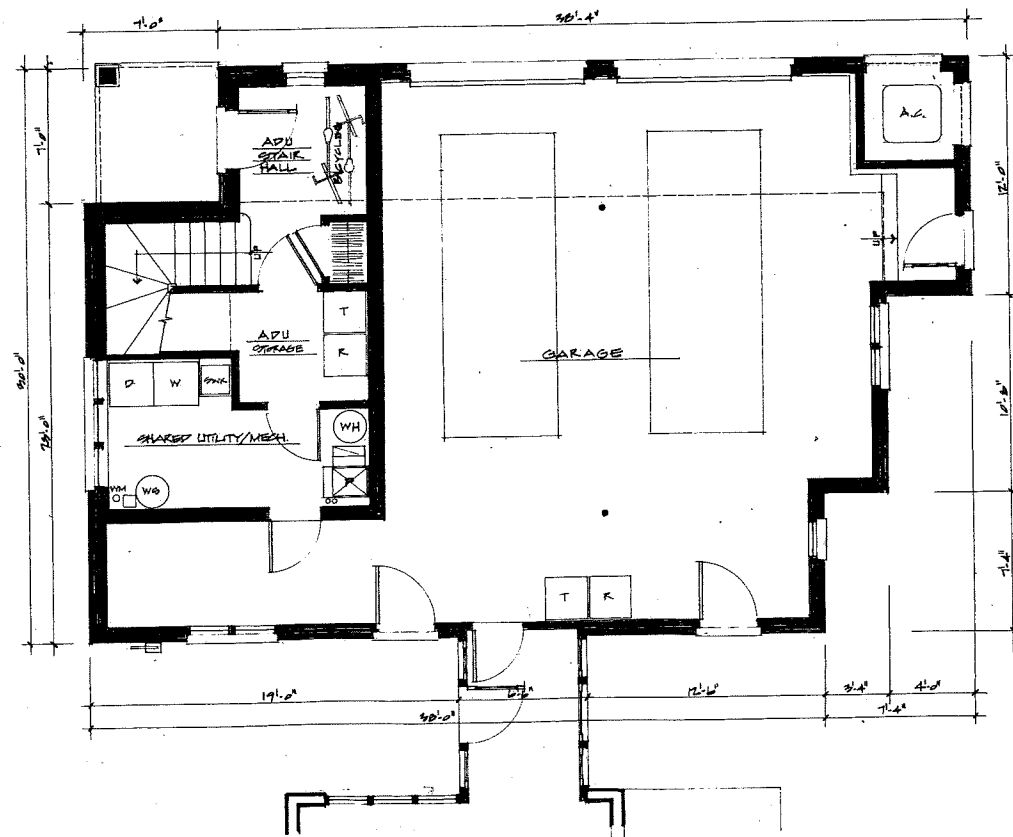
PROPOSED GARAGE and ACCESSORY DWELLING UNIT ADDITION to
Stevenson Residence • 1080 Vilas Avenue • Madison, Wisconsin





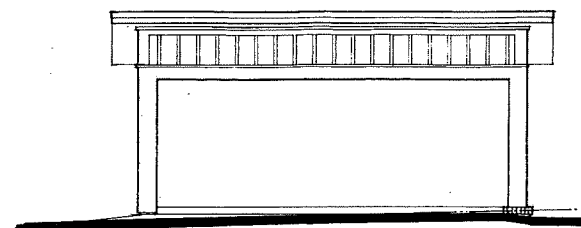
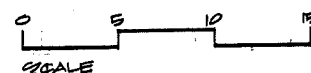
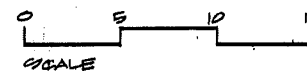
SECOND FLOOR PLAN

ADU Conditioned Space = 695 square feet
(Areas not included in conditioned space shown shaded)

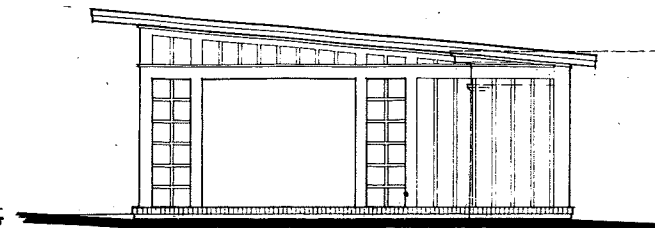


FIRST FLOOR PLAN

(ADU Stair Hall, ADU Storage and Shared Utility/Mech Room are not conditioned space but are within insulated building envelope)



NORTH ELEVATION



WEST ELEVATION

(east elevation mirror image)

DETACHED CARPORT (south elevation shown on page 2)

CARPORT FINISH MATERIALS and COLORS

BRICK-FACED FOUNDATION: Vertical-scored clay brick - dark red-brown to match existing house
SIDING on NORTH, EAST & WEST SIDES: 3/4" smooth cedar plywood siding with cedar battens @ 12" O.C., for painted finish - Color: medium-dark gray-green
SIDING on SOUTH SIDE: Smooth cedar plywood siding with lattice panels, for painted finish - Color: medium-dark gray-green with white painted lattice
TRIM (exterior & interior): Smooth cedar fascia and trim boards with cedar moldings and lattice panels, for painted finish - Color: white
INTERIOR WALLS & CEILING: MDO plywood with wood battens @ walls, for painted finish - Color: medium-dark gray-green
ROOFING: EPDM rubber roofing system (not visible from ground level)