



# City of Madison

## Proposed Conditional Use

### Location

1438 Morrison Street

### Project Name

Alon Andrews Accessory Dwelling Unit

### Applicant

Alon Andrews/Todd Barnett –  
Barnett Architecture, LLC

### Existing Use

Single-family residence

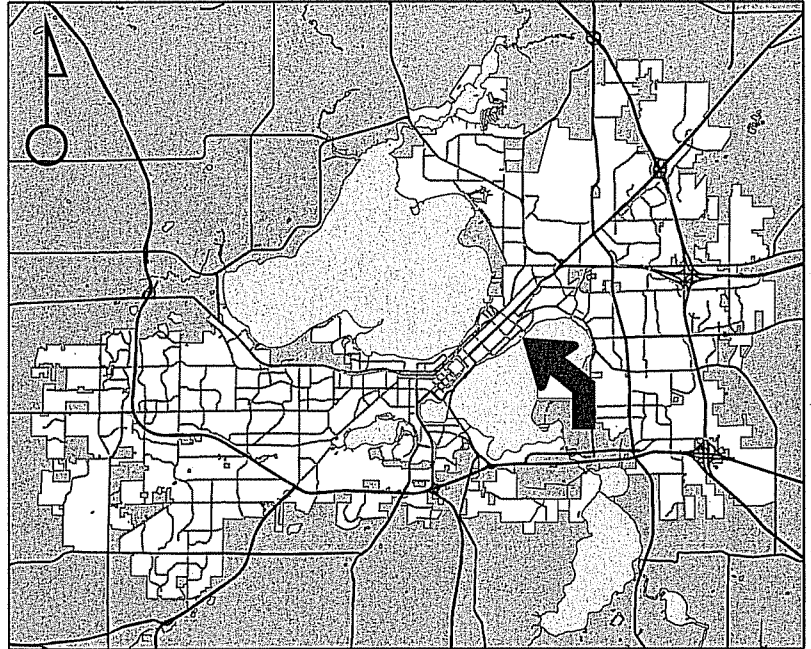
### Proposed Use

Convert existing accessory building  
exceeding 10 percent of the area of  
the lot into an accessory dwelling unit

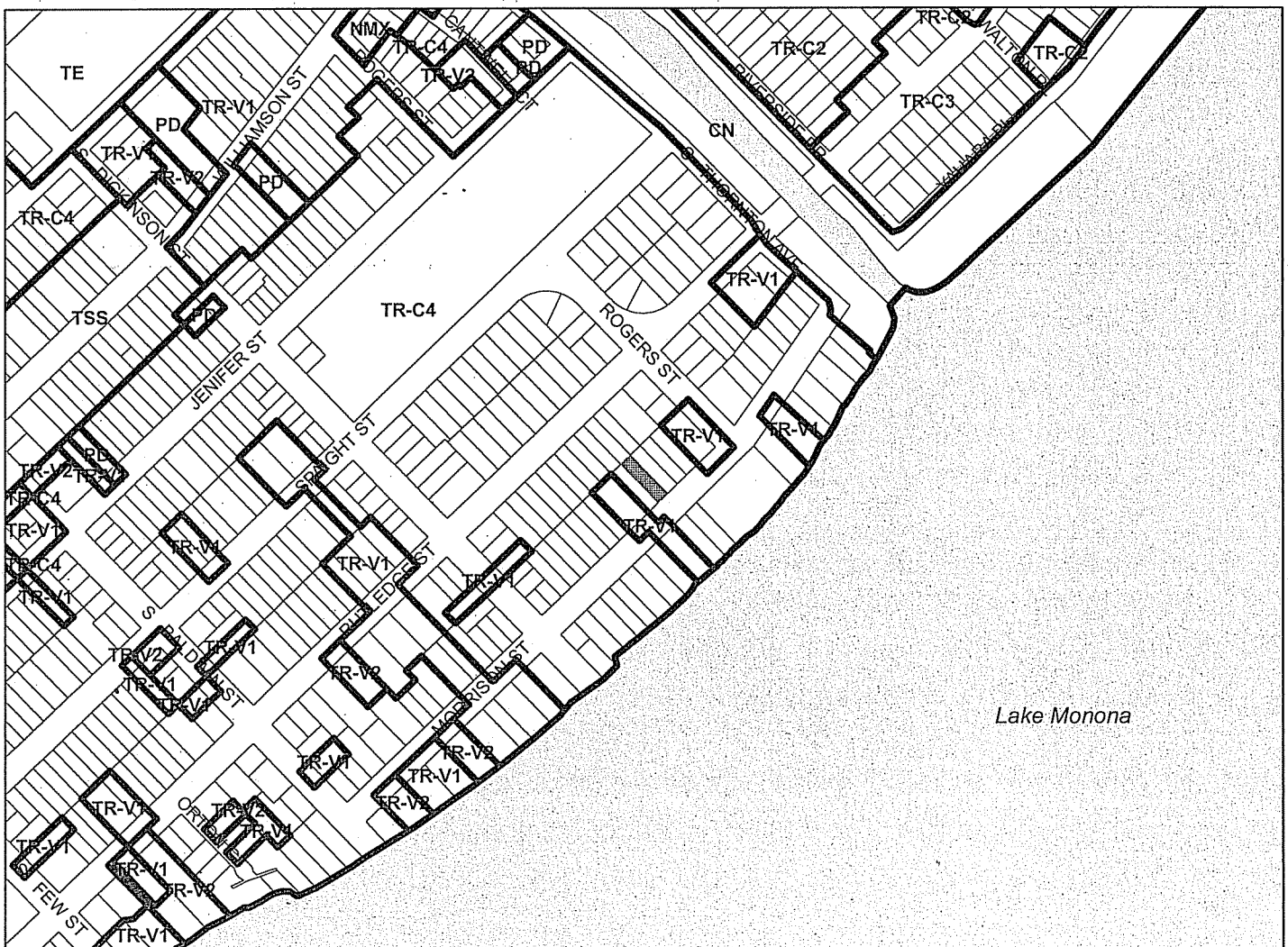
### Public Hearing Date

Plan Commission

28 April 2014



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 April 2013





# 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](http://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:  
☐ Urban Design Commission ☐ Plan Commission  
☐ Common Council ☐ Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. **Project Address:** 1438 Morrison Street  
**Project Title (if any):** Alon Andrews Accessory Dwelling Unit

## 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:** Alon Andrews **Company:** \_\_\_\_\_  
**Street Address:** 1438 Morrison Street **City/State:** Madison, WI **Zip:** 53703  
**Telephone:** (917) 734-4402 **Fax:** ( ) **Email:** alon.andrews@gmail.com

**Project Contact Person:** Todd Barnett, Architect **Company:** Barnett Architecture LLC  
**Street Address:** 118 N. Breese Terrace Suite I **City/State:** Madison, WI **Zip:** 53726  
**Telephone:** (608) 233-4538 **Fax:** ( ) **Email:** todd@barnettarchitecture.com

**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: Adaptive re-use of a existing accessory building property for use as an Accessory Dwelling Unit

Development Schedule: Commencement June 1, 2014 Completion September 1, 2014

## 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/alterd 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 <sup>2</sup> 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:  
September 18, 2104: Rummel; Michael Jacobs; Michael Soref

→ 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 Strouder Date: 3-12-2014 Zoning Staff: Matt Tucker Date: 5-15-2013

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

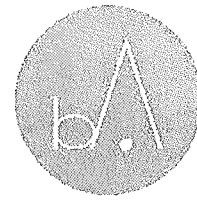
Name of Applicant Alon Andrews

Relationship to Property: Owner

Authorizing Signature of Property Owner Alon Andrews

Digitally signed by Alon Andrews  
DN: cn=Alon Andrews, o=, ou, email=alon.andrews@gmail.com, c=US  
Date: 2014.03.11 16:35:10 -0500

Date 3-12-2014



**Barnett Architecture**

March 12, 2014

Mr. Matt Tucker, Zoning Administrator  
Department of Planning and Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2984

**Re: Letter of Intent**

Proposed Accessory Dwelling Unit for Alon Andrews Residence  
1438 Morrison Street  
Parcel No. 071007220305  
Aldermanic District: 6  
Alder: Marsha Rummel

Dear Members of the Plan Commission:

This Conditional Use Application is presented for your consideration for the conversion of an existing Accessory Building to an Accessory Dwelling Unit. Attached please find:

1. Twelve Copies of the Land Use Application Form
2. Twelve Copies of the Letter of Intent
3. Fourteen Sets of Full-Size 11x17 Plan Sheets
4. One 8 ½ x 11 Reduced Plan Set

The existing Accessory Building has been unutilized for many years and appears to have been used - over time - as a tobacco barn, garage, recreation space and storage area. The structure measures 821 square feet and features 8" masonry exterior walls, a wood framed roof and a concrete slab on grade. As an ADU may not be more than 700 square feet, no less than 121 square feet will be removed from the building area by means of creating an exterior court. The court will face south/the existing driveway and provide the ADU with its own exterior space. Other components include an open living-dining space, kitchen, bedroom and bath-laundry. A shared roof-top deck for the residents of the ADU and principal structure is proposed for the south half and will feature potted landscape elements. The property is zoned TR-C4. Other work anticipated includes:

1. Re-roofing
2. Roof insulation
3. Exterior wall insulation (some walls will remain exposed, as possible, per the energy code).
4. Parapet wall coping/roof termination replacement at the east, west and north sides.
5. Window replacement
6. Refurbish existing barn door
7. Masonry repairs
8. New mechanical, electrical and plumbing

The existing home was built in approximately 1916 and exhibits few, if any, exterior changes. While the zoning code calls for an ADU to be designed as complementary to the primary structure, the architecture of the existing "box" is different from the primary structure. As such, new features and changes such as windows, railings and stairs are proposed to be designed "minimally" so to not distract from the both the existing primary structure and accessory building.

**Project Team**

Owner

118 N. Breese Terrace Suite I

Madison, WI 53726-4133

P. 608.233.4538

[barnettarchitecture.com](http://barnettarchitecture.com)





**Barnett Architecture**

Alon Andrews  
1438 Sherman Avenue  
Madison, WI 53705  
P. 917-734-4402

Architect  
Barnett Architecture LLC  
Todd Barnett  
118 N. Breese Terrace Suite I  
Madison, WI 53726  
P. 608-233-4538

Surveyor  
Noa Prieve, RLS  
Williamson Surveying and Associates, LLC  
104 A West Main Street  
Waunakee, WI 53597  
P. 608-255-5705

General Contractor  
To Be Determined

#### **Existing Conditions**

The existing accessory building shall remain with changes as noted and per plans.

#### **Project Schedule**

An approximate schedule is for construction to commence on June 1, 2104 and complete on September 1, 2014.

#### **Proposed Uses and Square Footage**

Accessory Dwelling Unit with a shared roof deck.

#### **Lot Coverage and Usable Open Space Calculations**

The lot area per the City of Madison website is 4,356. square feet and the survey is 4,367 square feet. City of Madison records indicate 1566 square feet of above ground living space for the primary structure.

#### **Value of Land**

Per City of Madison records, the value of the land is \$92,100 and the improvements at \$282,900.

#### **Estimated Project Cost**

The estimate cost of the project is approximately \$150,000.

Thank you for your consideration and please contact me with any questions or additional information.

Sincerely,

Todd Barnett, ALA  
Architect

cc Alon Andrews; Naomi Andrews; Noam Andrews

PROJECT

ALON ANDREWS RESIDENCE

PLAN COMMISSION CONDITIONAL USE APPLICATION - PROPOSED ACCESSORY DWELLING UNIT

1438 MORRISON STREET MADISON, WI 53705

DRAWING INDEX

- 1.1 COVER SHEET
- 2.1 EXISTING SITE PLAN
- 2.2 PROPOSED SITE PLAN
- 3.1 EXISTING FLOOR/ROOF PLAN
- 3.2 PROPOSED FLOOR/ROOF PLAN
- 4.1 EXISTING ELEVATIONS
- 4.2 PROPOSED ELEVATIONS
- 5.1 EXISTING PHOTOGRAPHS

PROJECT TEAM

CLIENT/OWNER  
ALON ANDREWS  
1438 MORRISON STREET  
MADISON, WI 53705  
P. 917-734-4402  
email: alon.andrews@gmail.com

ARCHITECT  
BARNETT ARCHITECTURE LLC  
118 N. BREESE TERRACE, SUITE I  
MADISON, WI 53726  
P. 608-233-4538  
CONTACT: TODD BARNETT, ARCHITECT  
email: todd@barnettarchitecture.com

SURVERYOR  
WILLIAMSON SURVEYING AND ASSOCIATES, LLC  
104 A WEST MAIN STREET  
WAUNAKEE, WI 53597  
608-255-5705  
CONTACT: NOA PRIEVE  
email: willsurv@tds.net

ZONING CODE INFORMATION

TR-C4	ZONING CLASSIFICATION
YES	PERMITTED USE BY CONDITIONAL USE
4,367 SF	SITE AREA (SURVEY)
4,356 SF	SITE AREA (CITY OF MADISON DATA)
95'	SITE FRONTAGE (CITY OF MADISON DATA)
071007220305	PARCEL NO.
3'	SETBACKS FOR ACCESSORY DWELLING UNIT
822	EXISTING ACCESSORY BUILDING FOOTPRINT
85	COURTYARD "SUBTRACTION"
737	PROPOSED ADU FOOTPRINT

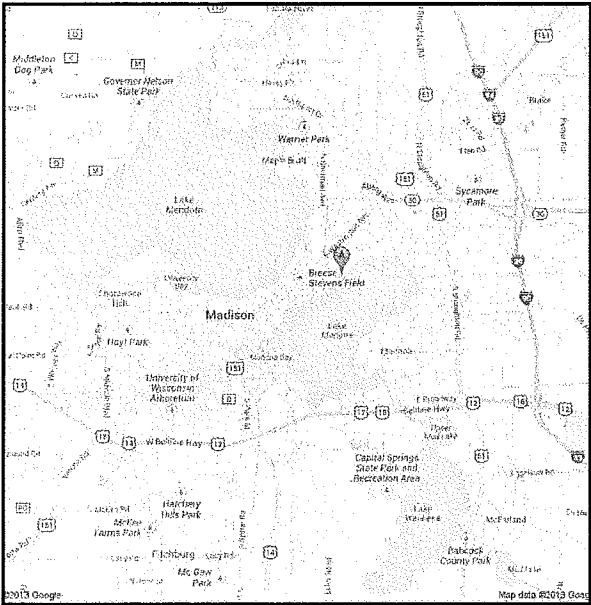
CODE REFERENCES

BUILDING	WISCONSIN UNIFORM DWELLING CODE
ZONING	CITY OF MADISON: G.O. CHAPTER 28

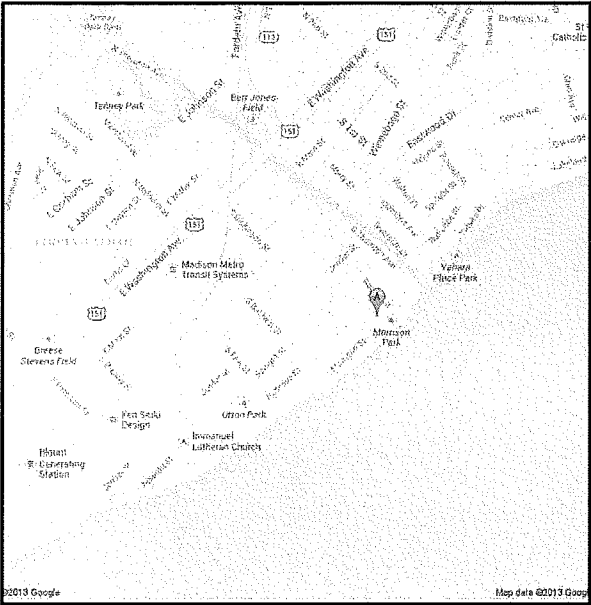
PROJECT NOTES

- GENERAL NOTES
1. VERIFY EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.

FOR PLAN COMMISSION  
CONDITIONAL USE  
APPROVAL



CITY MAP



AREA MAP



Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE I  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

ACCESSORY  
DWELLING UNIT

FOR

ALON ANDREWS  
RESIDENCE

1438 MORRISON STREET  
MADISON, WI 53703

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
3-12-2014

1.1

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**ACCESSORY  
DWELLING UNIT**

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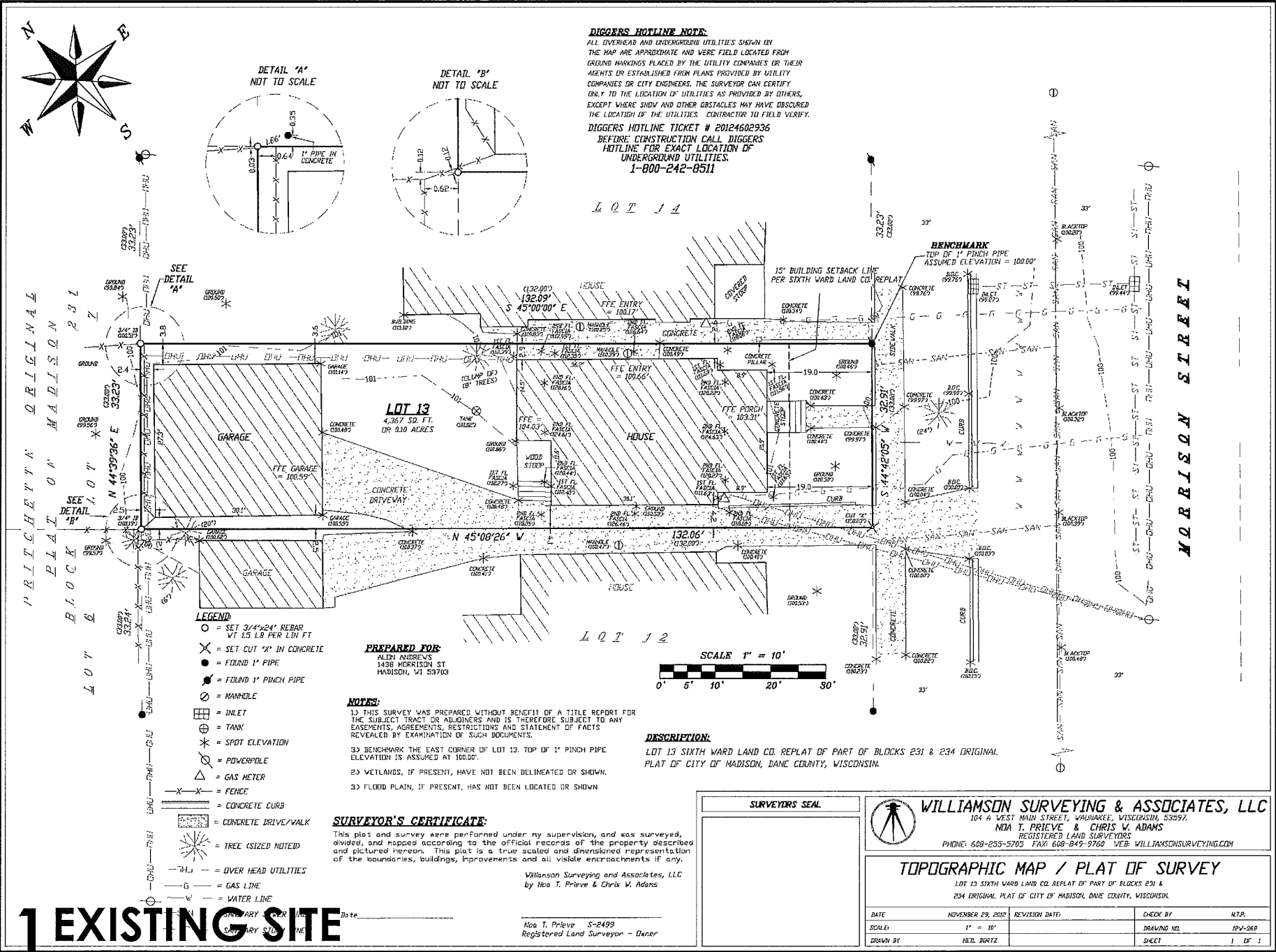
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**1 EXISTING SITE**

SCALE: 1"=30'-0"





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**ACCESSORY  
DWELLING UNIT**

FOR  
**ALON ANDREWS  
RESIDENCE**

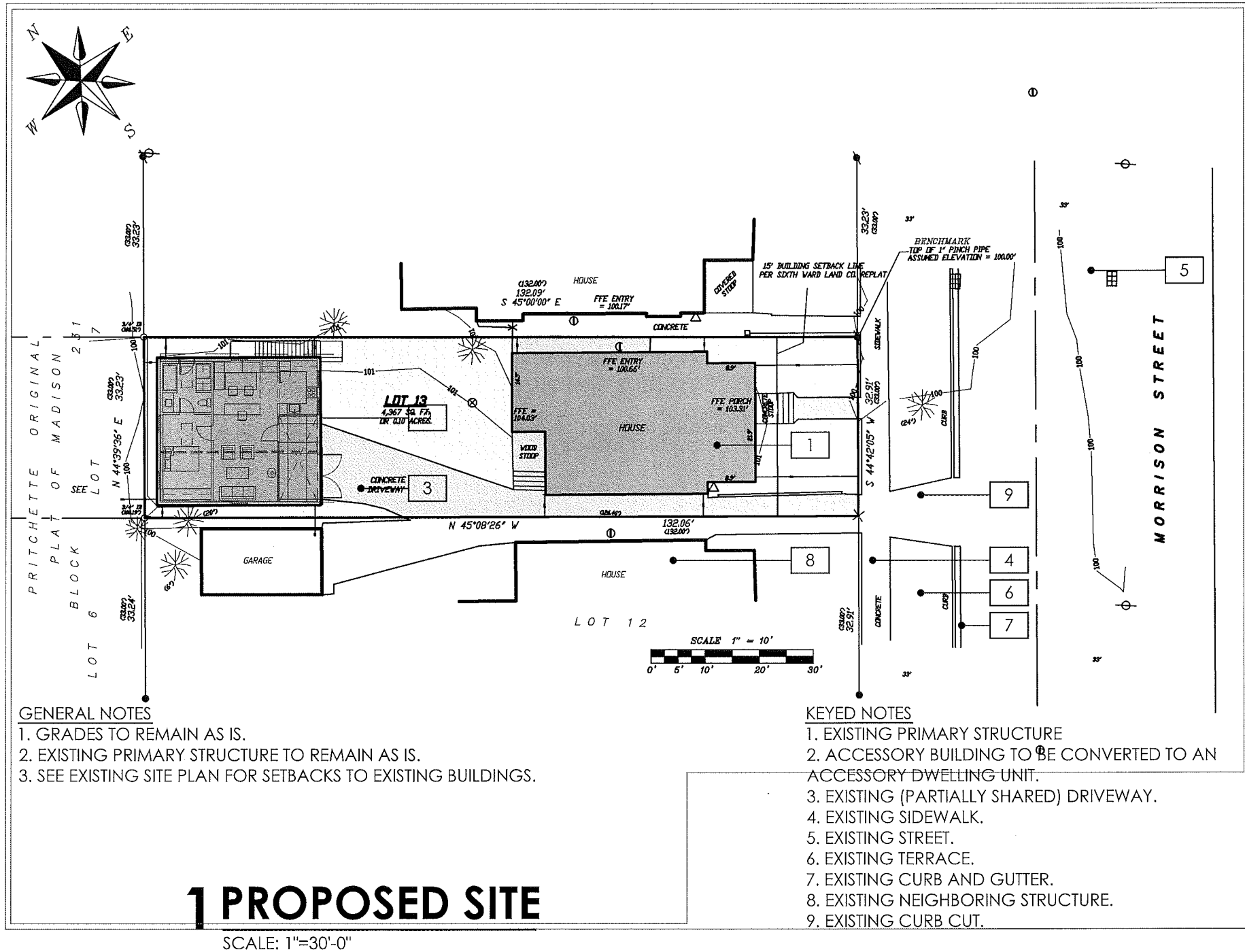
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MADISON, WI 53703

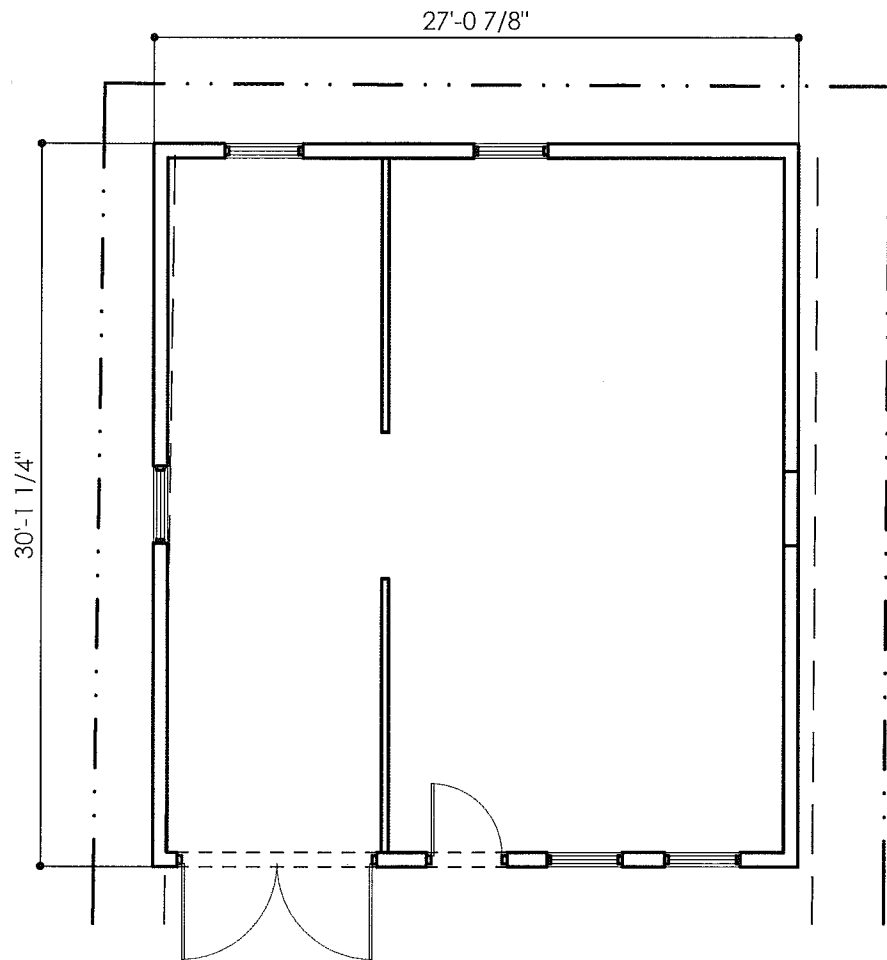
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2.2

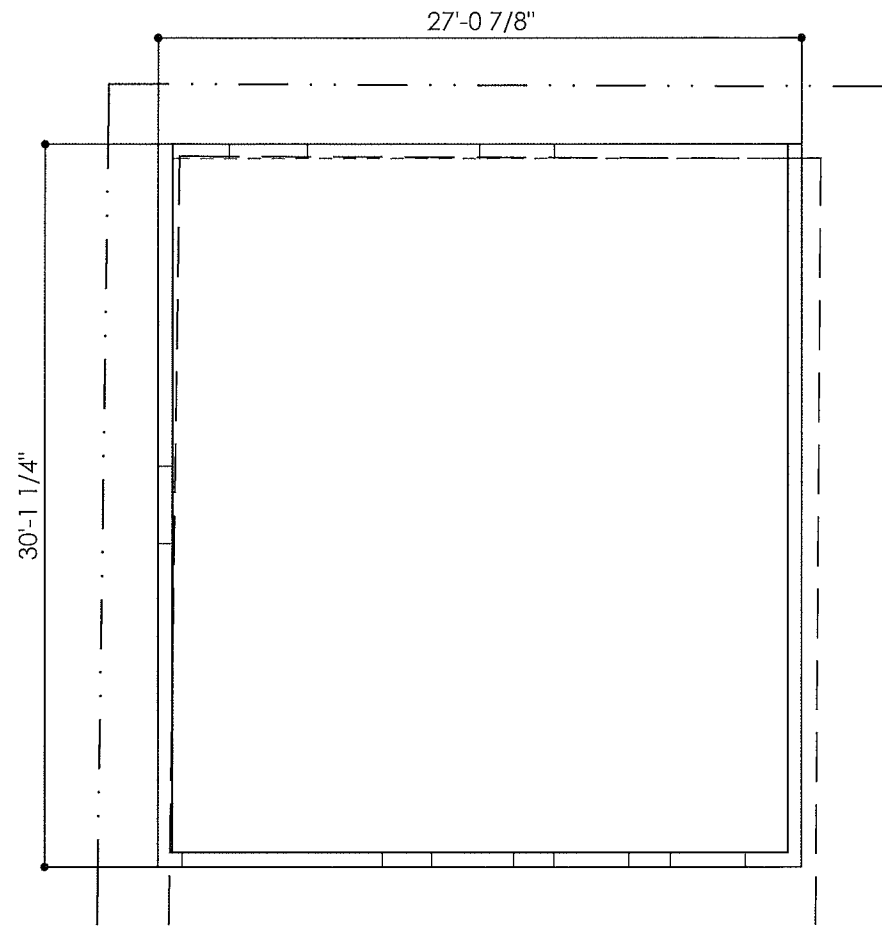
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# 1 FIRST FLOOR - EXISTING

SCALE: 1/8"=1'-0"



# 2 ROOF - EXISTING

SCALE: 1/8"=1'-0"



**Barnett Architecture**

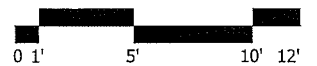
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## ACCESSORY DWELLING UNIT

FOR

## ALON ANDREWS RESIDENCE

1438 MORRISON STREET  
MADISON, WI 53703



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# 3.1

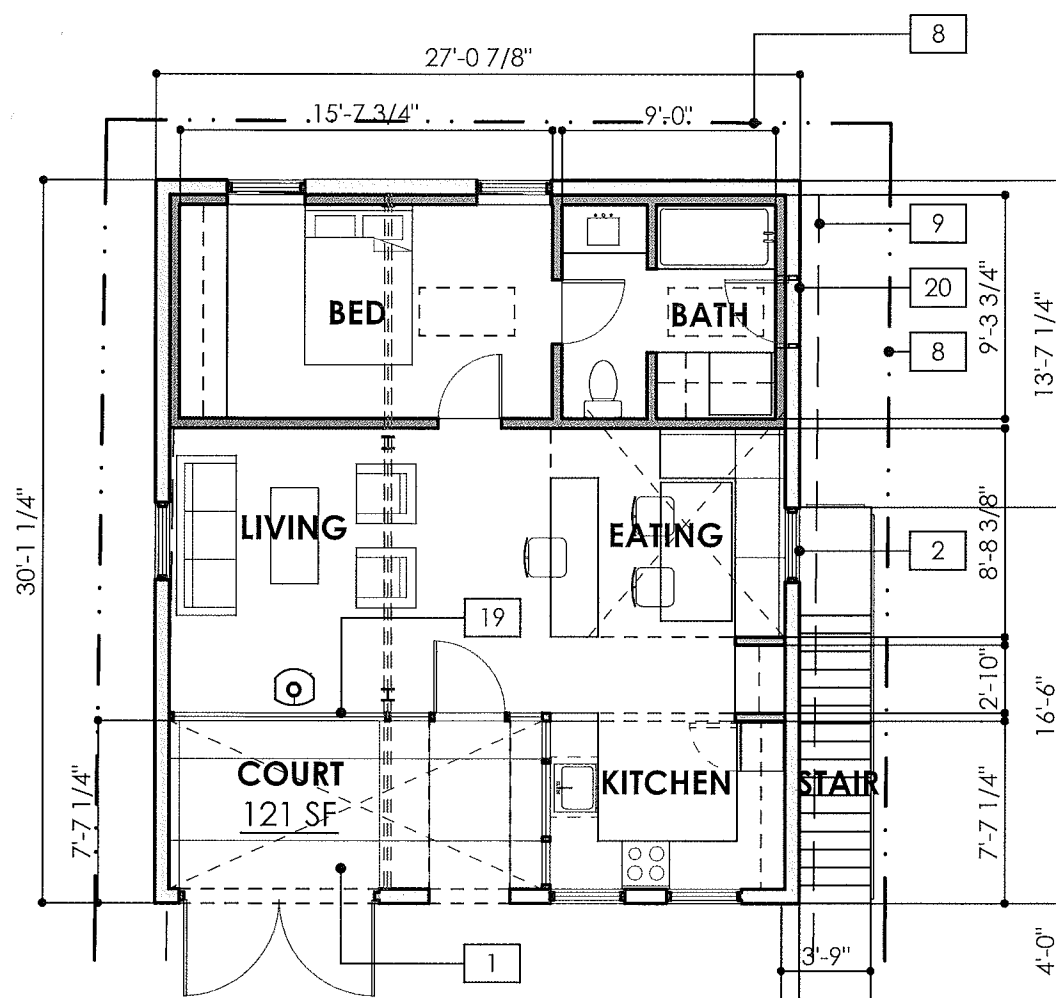


N - plan



N - true

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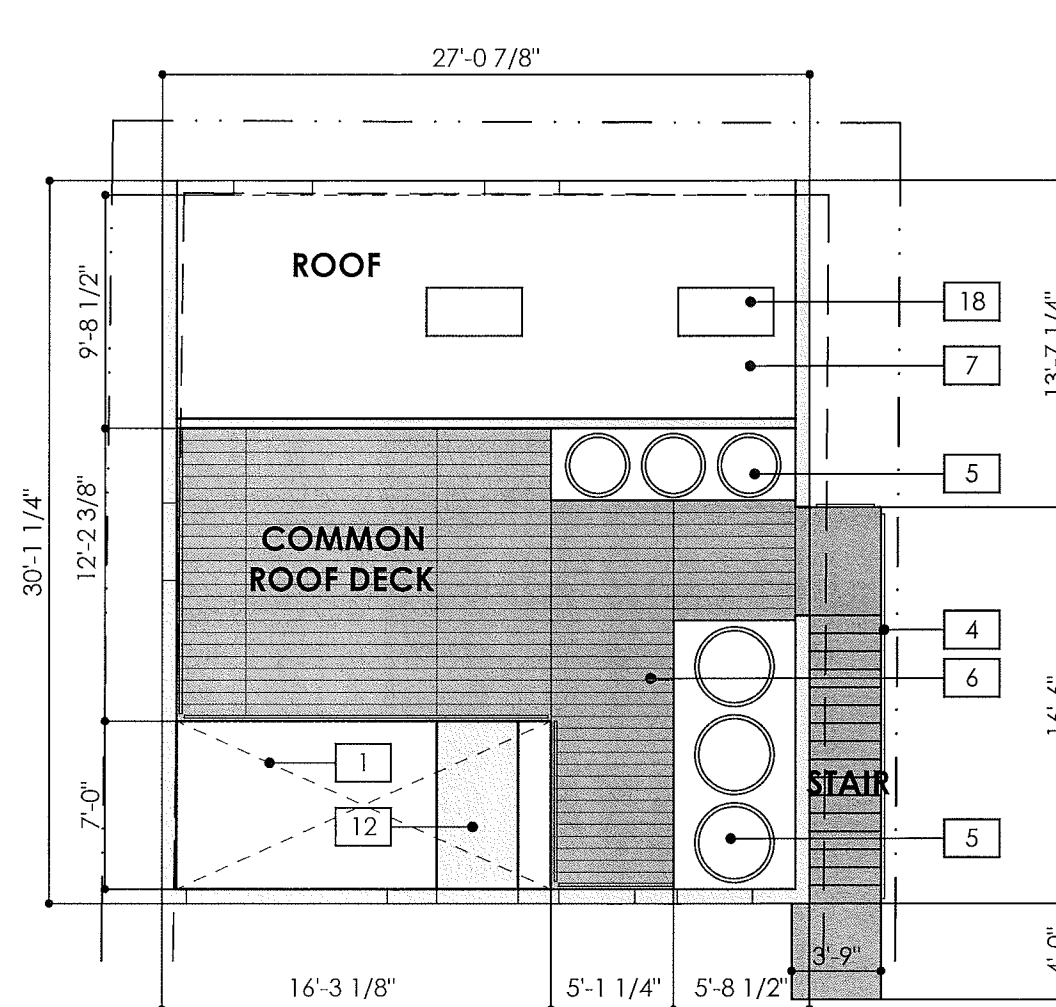


# 1 FIRST FLOOR - PROPOSED

SCALE: 1/8"=1'-0"

## KEYED NOTES

1. SECTION OF STRUCTURE REMOVED TO CREATE COURT.
2. RE-INTROCED WINDOW IN EXISTING WALL WHERE WINDOW HAD BEEN REMOVED AND BRICKED IN.
3. FACTORY MADE WINDOW.
4. RAILING.
5. PLANTERS/PLANTINGS.
6. DECKING.
7. RUBBER ROOF.
8. PROPERTY LINE.
9. 3' SETBACK.
10. EXISTING BRICK.
11. EXISTING PARAPET WITH CLAY CAPS.



# 2 ROOF - PROPOSED

SCALE: 1/8"=1'-0"

## KEYED NOTES - CONTINUED

12. ENTRY ROOF CONNECTOR.
13. METAL/ENGINEERED WOOD/WOOD TRIM.
14. PRIVACY SCREEN FENCE/WALL.
15. FACTORY MADE WINDOW.
16. METAL WALL CAP (OR CLAY TILE IF POSSIBLE).
17. STAIR TO COMMON ROOF DECK.
18. SKYLIGHT.
19. CURTAIN WALL SYSTEM.
20. OPERABLE WINDOW/DOOR PER BUILDING CODE.
21. EXISTING WINDOW/DOOR (TO BE REMOVED)
22. EXISTING BRAKE-METAL WAL CAP.
23. EXISTING/REFURBISHED BARN DOORS.



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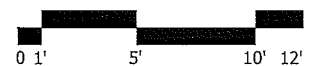
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## ACCESSORY DWELLING UNIT

FOR

## ALON ANDREWS RESIDENCE

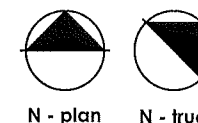
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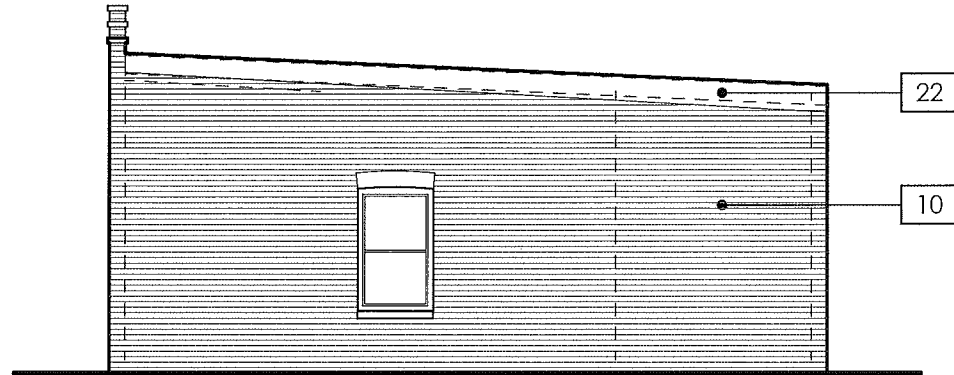
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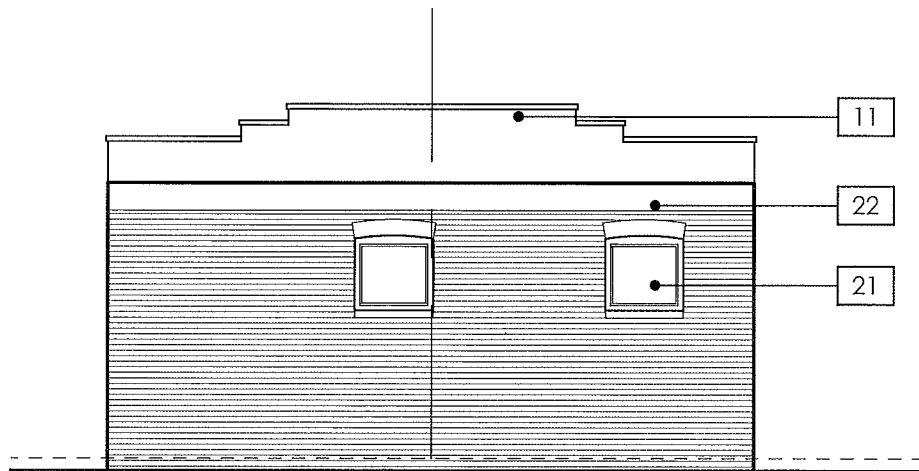
**1 EXISTING SOUTH ELEVATION**

SCALE: 1/8"=1'-0"



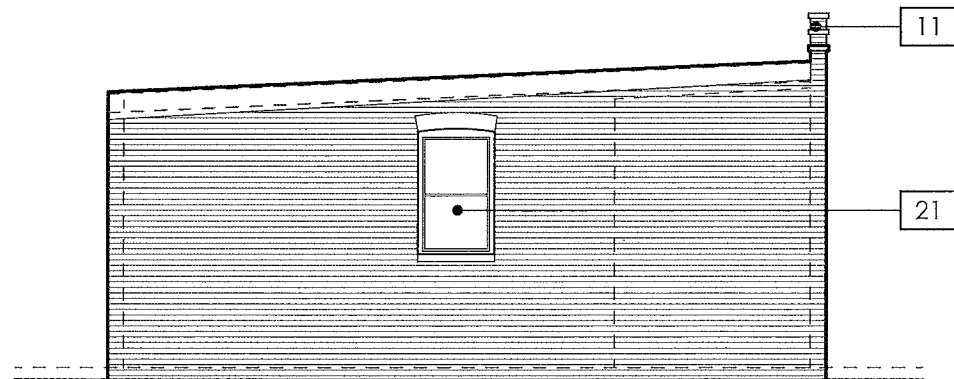
**2 EXISTING EAST ELEVATION**

SCALE: 1/8"=1'-0"



**3 EXISTING NORTH ELEVATION**

SCALE: 1/8"=1'-0"



**4 EXISTING WEST ELEVATION**

SCALE: 1/8"=1'-0"



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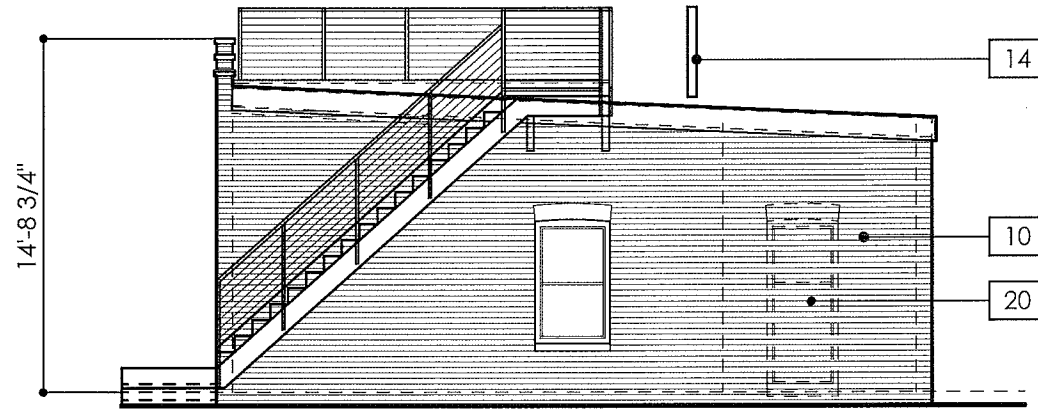
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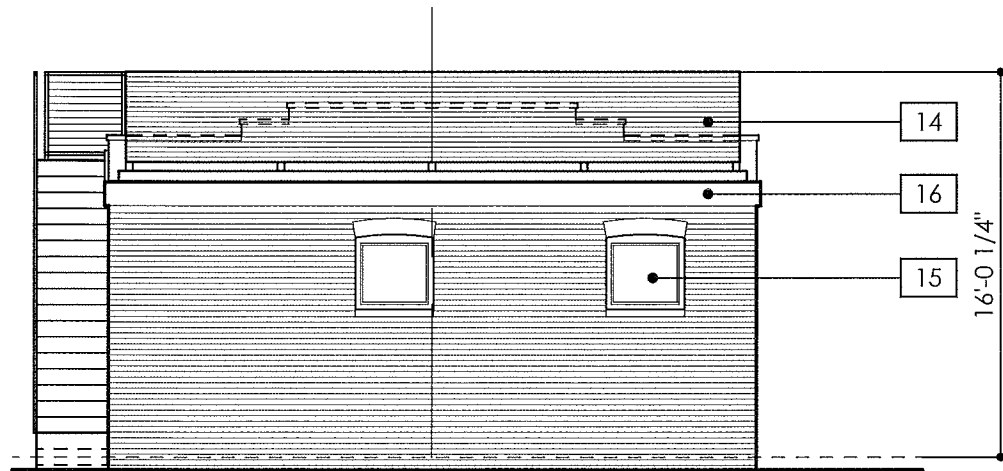
**1 PROPOSED SOUTH ELEVATION**

SCALE: 1/8"=1'-0"



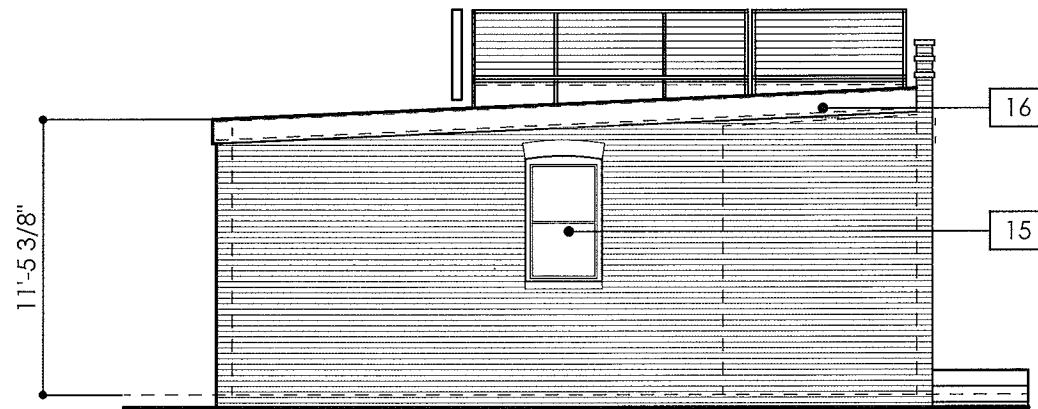
**2 PROPOSED EAST ELEVATION**

SCALE: 1/8"=1'-0"



**3 PROPOSED NORTH ELEVATION**

SCALE: 1/8"=1'-0"



**4 PROPOSED WEST ELEVATION**

SCALE: 1/8"=1'-0"

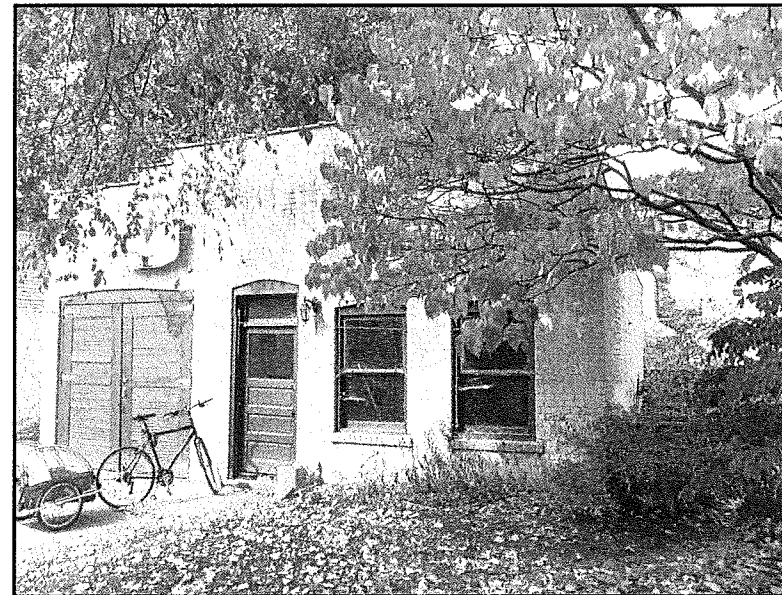
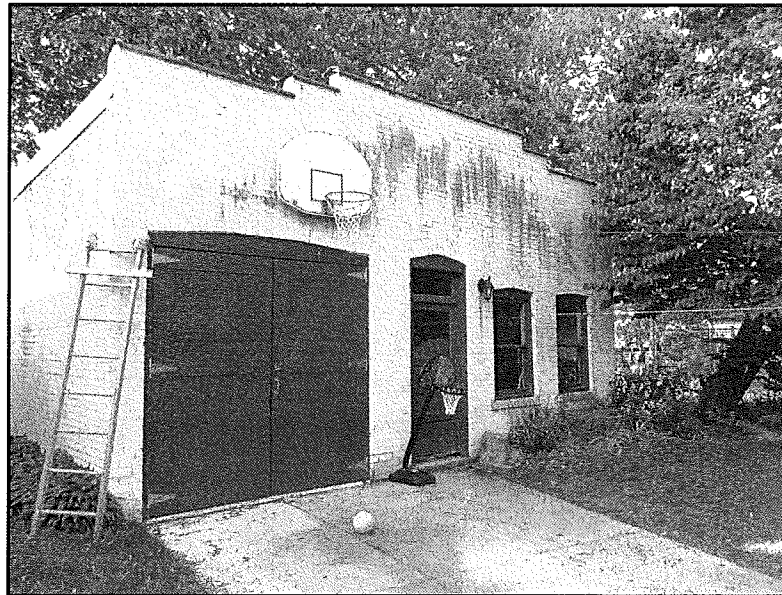


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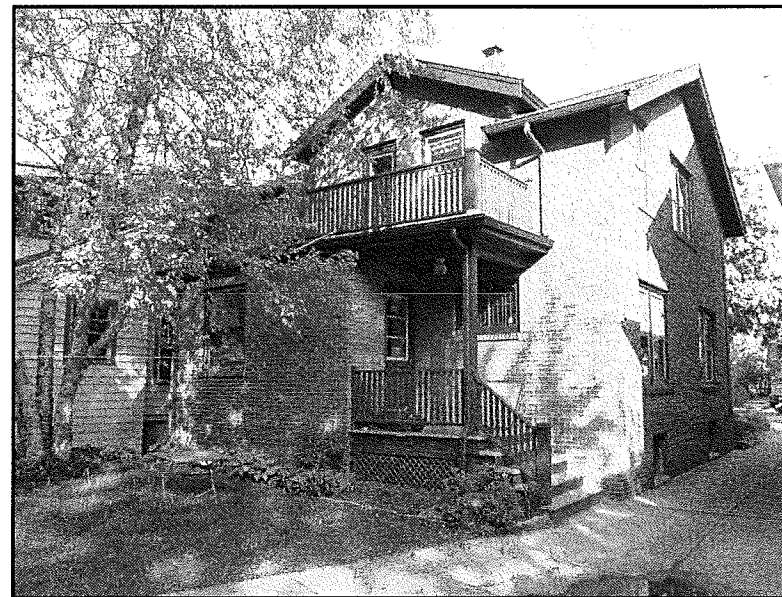
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**EXISTING "BARN" PHOTOGRAPHS**



**EXISTING PRIMARY RESIDENCE PHOTOGRAPHS**



**Barnett Architecture**

118 NORTH BREESE TERRACE  
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608.233.4538  
barnettarchitecture.com

**ACCESSORY  
DWELLING UNIT**

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## Parks, Timothy

---

**From:** Michael R. Christopher [mrc@dewittross.com]  
**Sent:** Wednesday, April 23, 2014 3:42 PM  
**To:** Parks, Timothy  
**Cc:** Rummel, Marsha  
**Subject:** 1438 Morrison Street

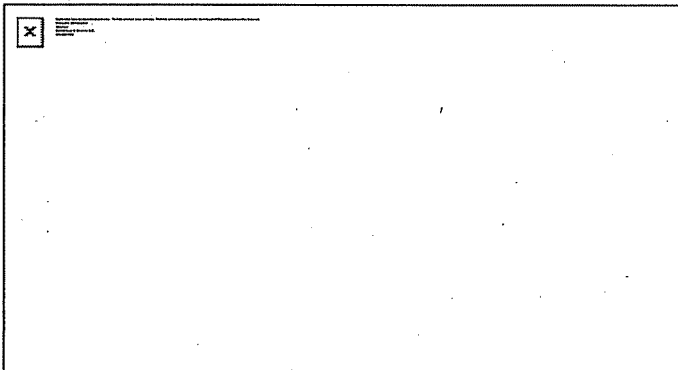
Tim –

We represent John Preston who is the owner of 1432 Morrison Street and has been a long-time resident of the Marquette neighborhood. John just retained us this afternoon so it may be too late to attempt to persuade Dr. Parks that this proposal is inconsistent with the revised Conditional Use standards. However, by some chance if you have not completed your report, please contact me this afternoon or tomorrow. At a bare minimum, if the staff is going to consider recommending approval, there are two conditions of approval that I would recommend:

1. The staircase to this accessory dwelling unit be on the west side of the building. This would reduce the negative impact for all the neighbors and not just Mr. Preston.
2. If this dwelling unit is to be justified as a “granny flat” and not as a rental unit that could open the floodgates, a condition that would require that only immediate relatives of the owner of 1438 Morrison Street be permitted to occupy these premises.

If you have already prepared your planning and zoning treatise on this, please e-mail it to me. Otherwise, please contact me. Thanks.

Michael



\*\*\*\*\*

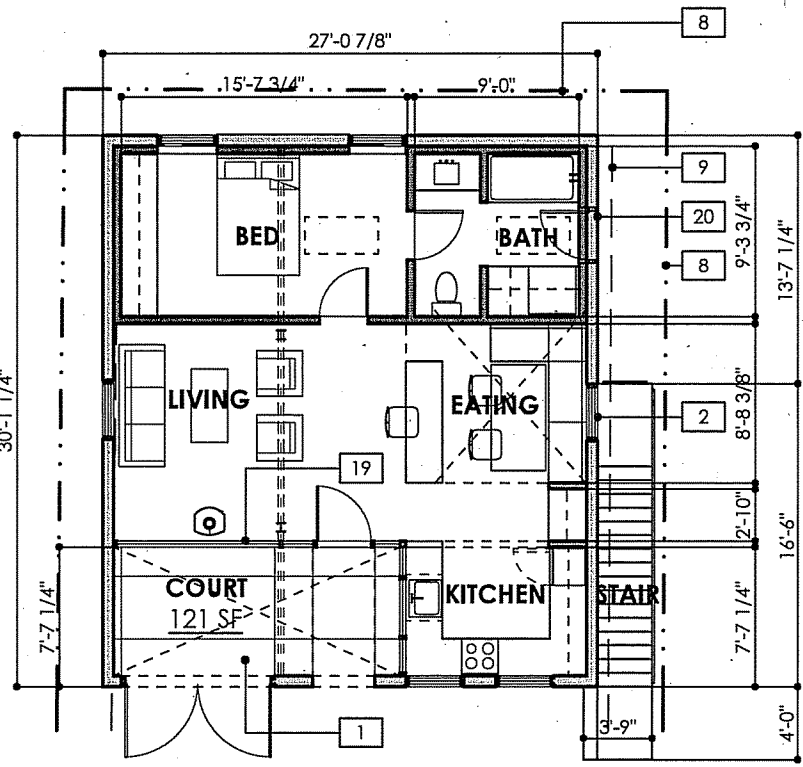
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REVISION 4/23/14



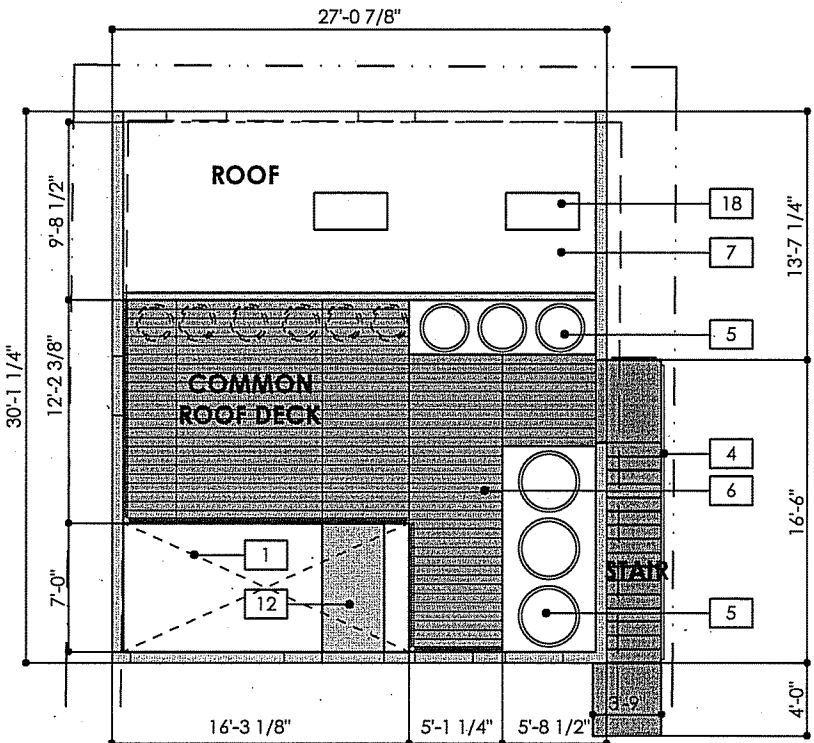
# 1 FIRST FLOOR - PROPOSED

SCALE: 1/8"=1'-0"

## KEYED NOTES

1. SECTION OF STRUCTURE REMOVED TO CREATE COURT.
2. RE-INTROCED WINDOW IN EXISTING WALL WHERE WINDOW HAD BEEN REMOVED AND BRICKED IN.
3. FACTORY MADE WINDOW.
4. RAILING.
5. PLANTERS/PLANTINGS. SIZE AND SHAPE SCHEMATIC.
6. DECKING.
7. RUBBER ROOF.
8. PROPERTY LINE.
9. 3' SETBACK.
10. EXISTING BRICK.
11. EXISTING PARAPET WITH CLAY CAPS.
12. ENTRY ROOF CONNECTOR.

13. METAL/ENGINEERED WOOD/WOOD TRIM.
- \*14. PRIVACY SCREEN FENCE/WALL. MINIMUM HEIGHT OVER DECK LEVEL: SHALL BE 3'. POSSIBLE EXTENSION TO 5' PER IMMEDIATE NEIGHBOR INPUT. STRUCTURAL BRACING PER AS NEEDED. MATERIALS SHALL BE WOOD AND/OR CABLE RAIL.
- 14A. POSSIBLE EXTENSION
15. FACTORY MADE WINDOW.
16. METAL WALL CAP (OR CLAY TILE IF POSSIBLE).
17. STAIR TO COMMON ROOF DECK.
18. SKYLIGHT.
19. CURTAIN WALL SYSTEM.
20. OPERABLE WINDOW/DOOR PER BUILDING CODE.
21. EXISTING WINDOW/DOOR (TO BE REMOVED)



# 2 ROOF - PROPOSED

SCALE: 1/8"=1'-0"

22. EXISTING BRAKE-METAL WALL CAP.
23. EXISTING/REFURBISHED BARN DOORS.
- \*24. CABLE RAILS OR STEEL TUBING AS GUARD AT STAIR. OPTION FOR SOLID PANEL AT HEIGHT ALLOWABLE PER ZONING CODE AND PER INPUT FROM IMMEDIATE NEIGHBORS.



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## ACCESSORY DWELLING UNIT

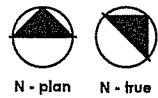
FOR  
**ALON ANDREWS RESIDENCE**  
1438 MORRISON STREET  
MADISON, WI 53703



PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
3-12-2014  
4-23-2014

3.2



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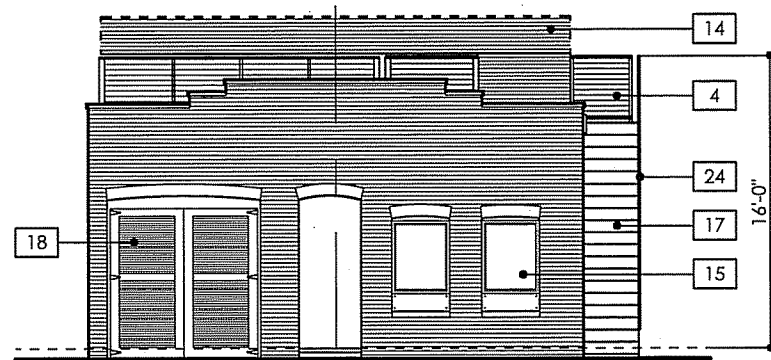


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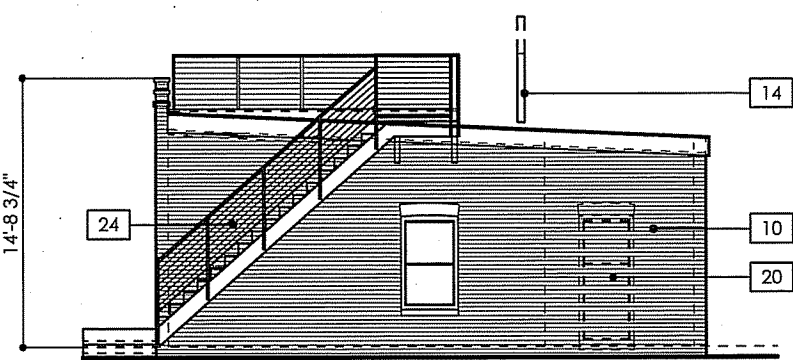
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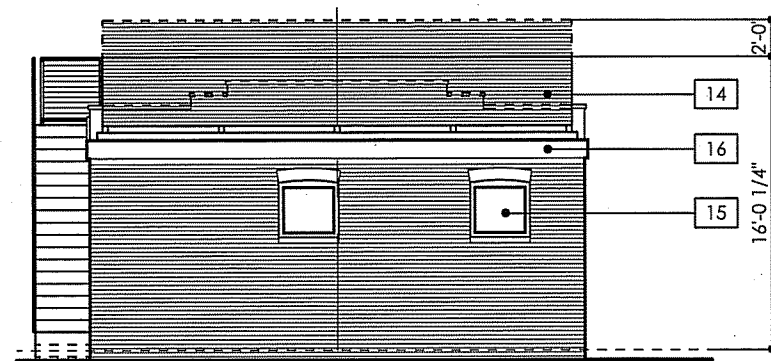
**1 PROPOSED SOUTH ELEVATION**

SCALE: 1/8"=1'-0"



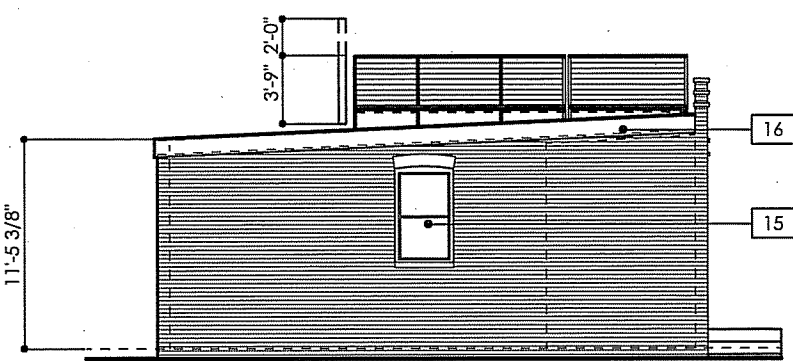
**2 PROPOSED EAST ELEVATION**

SCALE: 1/8"=1'-0"



**3 PROPOSED NORTH ELEVATION**

SCALE: 1/8"=1'-0"



**4 PROPOSED WEST ELEVATION**

SCALE: 1/8"=1'-0"

REVISION 4/23/14