



City of Madison

Proposed Conditional Use

Location
1429 Vilas Avenue

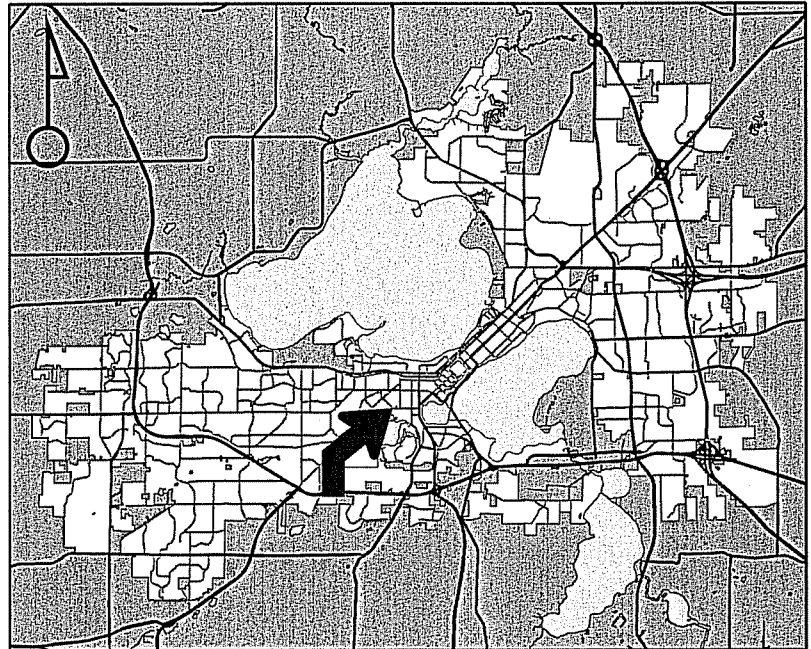
Project Name
Hammer ADU

Applicant
Charles Hammer

Existing Use
Single-family residence

Proposed Use
Construct accessory dwelling unit in
existing single-family residence

Public Hearing Date
Plan Commission
10 November 2014



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 31 October 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	600 Receipt No. 158551
Date Received	9/23/14
Received By	JLK
Parcel No.	0709-224-3507-3
Aldermanic District	13 Lucas Dailey
Zoning District	TR-C2
Special Requirements	OK
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:** 1429 Vilas Avenue, Madison, WI 53711
Project Title (if any): _____

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: Charles Hammer **Company:** _____
Street Address: 1429 Vilas Avenue **City/State:** Madison, WI **Zip:** 53711
Telephone: (608) 251-3844 **Fax:** () **Email:** chhammer@charter.net

Project Contact Person: Charles Hammer **Company:** _____
Street Address: 1429 Vilas Avenue **City/State:** Madison, WI **Zip:** 53711
Telephone: (608) 251-3844 **Fax:** () **Email:** chhammer@charter.net

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: The conversion of part of the basement into an Accessory Development Unit measuring approximately 475 sq. ft within the existing footprint, to use as an ADU for relatives or occasional rental.

Development Schedule: Commencement December, 2014 Completion November 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(c), and business association(c) AND the dates you sent the notices:
District 13 Alder and Vilas Neighborhood Association President both on August 26, 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: Aug 14, 2014 Zoning Staff: Heather Stouder Date: Aug 14, 2014

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

Name of Applicant Charles Hammer Relationship to Property: Owner

Authorizing Signature of Property Owner  Date SEPT 23, 2014

Dear Plan Commission,

This is our letter of intent to receive a conditional use permit for creation of an Accessory Dwelling Unit (ADU) at 1429 Vilas Avenue, our residence.

Our house is on the corner of Vilas Avenue and Campbell Street, facing the south side of Bear Mound Park. Our site plan shows the layout of the property. Nothing would change with respect to the site with the exception of a short extension of the existing walkway to meet the new exterior door.

Our proposal is to convert roughly 475 sq. ft. of an already finished portion of our basement into the ADU. The entire finished and unfinished basement measures 1002 sq. ft. The existing full bath would be unchanged as would an existing bedroom, except for the relocation of a closet door and enlarging the entrance to the bedroom. The principle work involved would be creation of a separation between the ADU and the rest of the house, modifying the third and largest existing finished room by slightly enlarging the existing alcove and adding a galley kitchen, and putting in an exterior door exiting to a path in the rear yard that leads to the street. We would also alter an existing exit from the large room to an adjoining utility room. There will be no exterior alterations except for the addition of the door exiting to the rear yard and the 8 foot extension to the door of the existing footpath (shown on the site plan). We have a one car garage, a driveway that can accommodate a vehicle and a separate parking pad. We do not propose creating additional parking.

The primary entrance to the main residence is the front door on the north side of the house. The proposed primary entrance to the ADU is on the south side, with a path to the street on the west side, so there is not an issue of joint or conflicting access. Since the only exterior change will be a door at existing ground level, there will be no landscaping or elevation changes so no landscaping or elevation plans are being submitted. Following a digger's hotline survey we've determined that all utility needs, including plumbing needs, are already served, so no grading and utility plan is being submitted. We can provide photos of the house and yard should anyone want them.

The design was produced by The Design Coalition, which is familiar with ADUs. As property owners, we would oversee the project.

The nature of the finished basement has always suggested to us its utility as a small apartment. Now with ADUs being allowed it makes sense to us to proceed with this application. We have not yet received bids or estimates but based on the limited amount of work to modify what is mostly already finished we anticipate the costs will not exceed \$20,000.

We have no fixed plans for the unit at this time. It is likely to be used by us for visiting relatives and friends and perhaps an occasional short-term rental. But we do understand that once approved we, or more likely future owners, could cause the unit to be inhabited continuously either by a relative or renter.

If anyone has questions we may be reached at (608) 251-3844 or at chhammer@charter.net.

Charles Hammer and Mary Griffin

Chuck

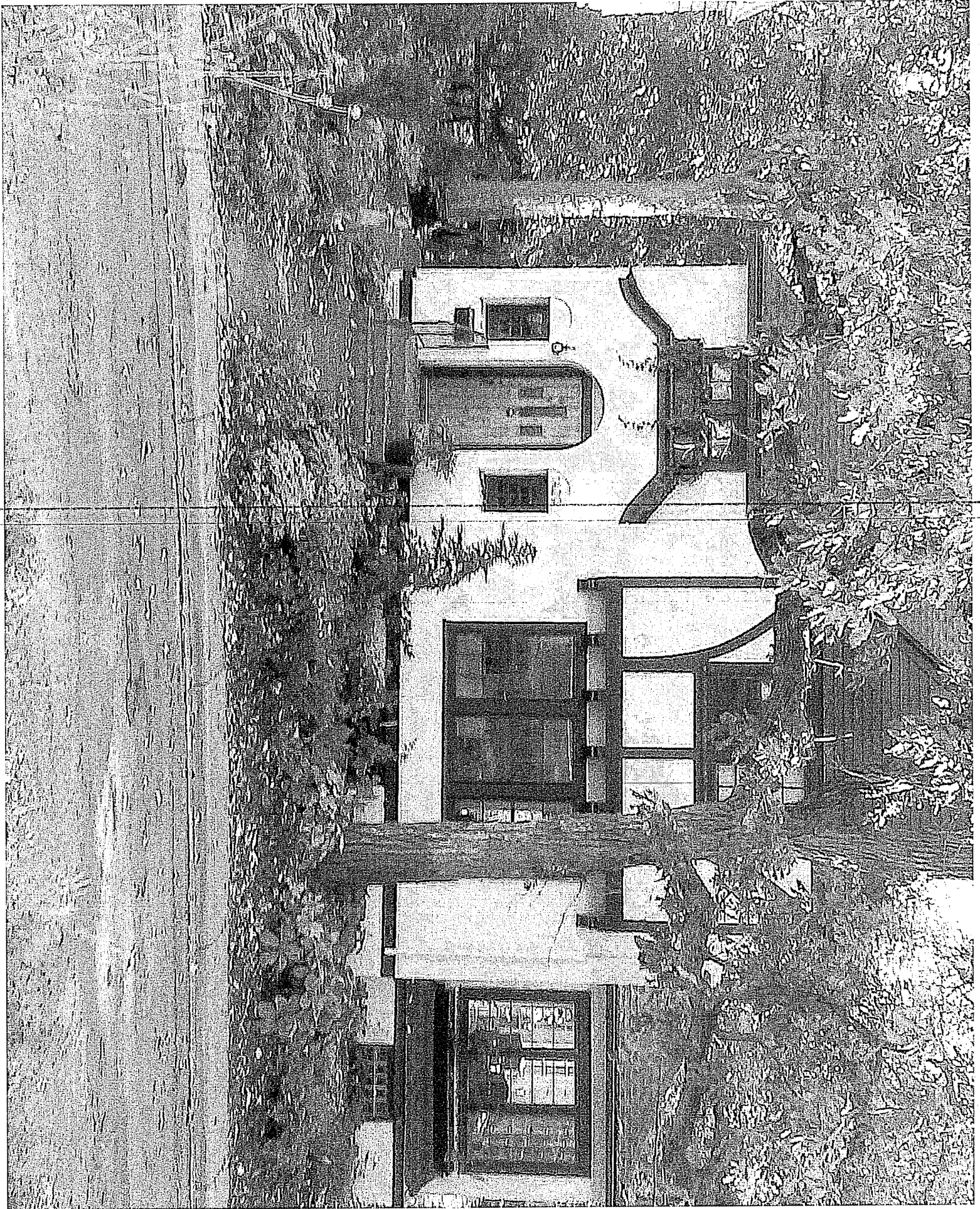
From: [Chuck Hammer]
Sent: Tuesday, October 14, 2014 1:35 PM
To: Stouder, Heather
Subject: ADU (1429 Vilas)

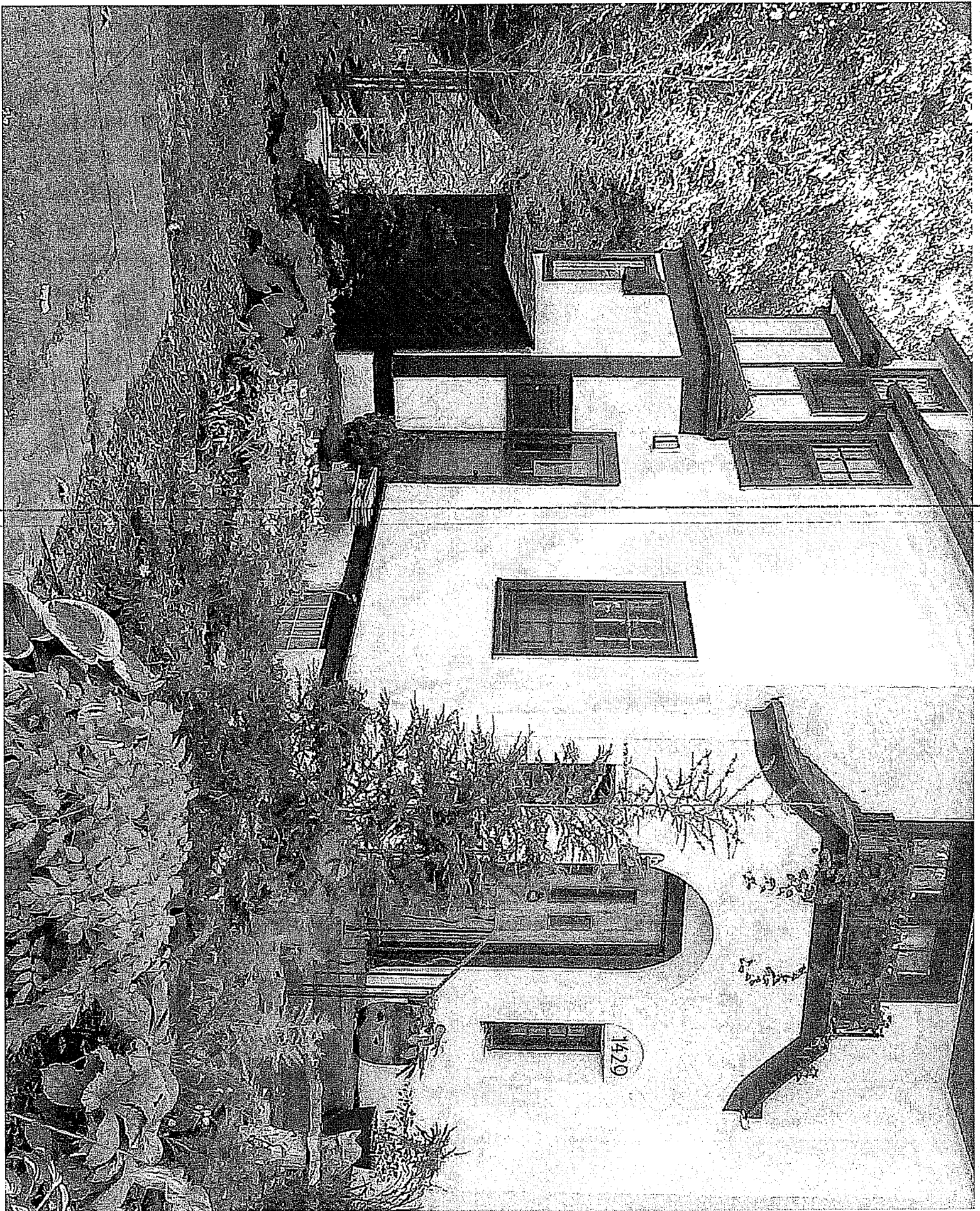
Heather,

Photo 02 is of the front of the house on Vilas Avenue facing north, with the front door being the normal access from the front. Photo 040 shows a side door just around the corner on the east side--where there is a not-so-clearly shown path to the south side of the house that someone in the ADU could use from Vilas Ave. Photo 832 shows the existing alcove facing south that shares the stonework with the garage. We would expect the normal access to be from the driveway which is just to the left of the steps leading up to the terrace. The new door will be roughly in the center of the bank of windows to the right of vines. New smaller windows will be needed on each side of the door.

Let me know if you can't open the photos--I was having a bit of trouble getting them to send.

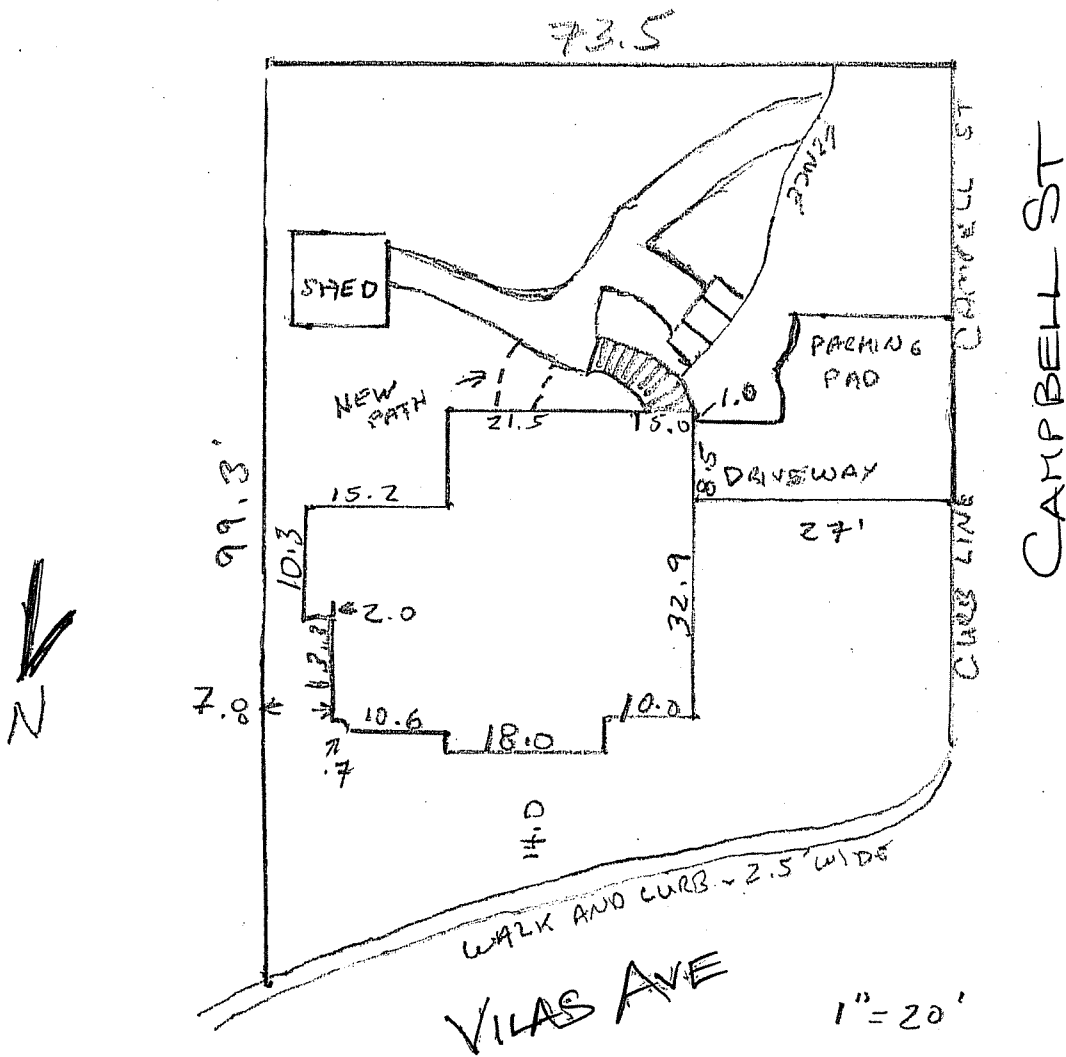
Chuck

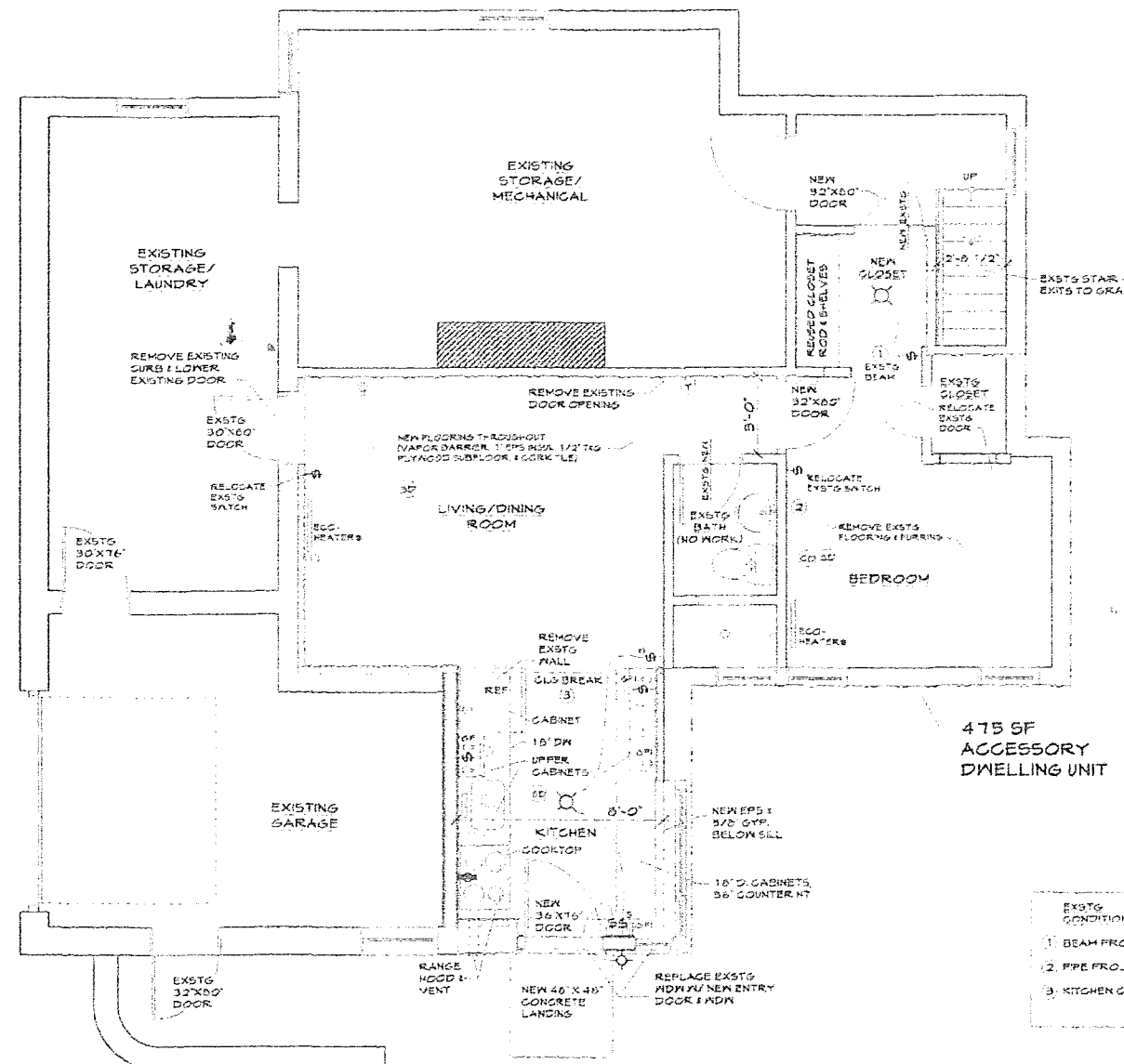






GRIFFIN HAMMER ADU SITE PLAN





ELECTRICAL SYMBOLS

- SURFACE MOUNTED FIXTURE
- CEILING FAN
- PENDANT FIXTURE
- WALL MOUNTED FIXTURE
- SMOKE DETECTOR
- PULL CHAIN
- SINGLE RECEPTACLE JUNCTION BOX OR EQUIP CONNECTION
- DUPLEX OUTLET
- WATERPROOF OUTLET
- GROUND FAULT INTERRUPTER
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- LOW VOLTAGE SWITCH FOR ERY
- TELEPHONE
- 220V CIRCUIT
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- UNDERCABINET LIGHTING

KEY

- EXISTING MASONRY WALL
- NEW WALL
- EXISTING WALL TO BE REMOVED
- 3\"/> EPS INSULATION
- DENSE-PACK CELLULOSE INSULATION
- ACCESSORY DWELLING UNIT

GENERAL NOTES

- REPAIR & PATCH EXISTING DRYWALL AS REQ'D
- NEW PAINT & ALL WALLS & CEILING
- EXISTING ELECTRICAL TO REMAIN AS ALLOWABLE
- NEW ELECTRICAL & LIGHTING AS SHOWN, CONSULT W/ OWNER TO DETERMINE ANY ADD'L REQ'TS
- CONSULT W/ OWNER TO DETERMINE PHONE CABLE & INTERNET REQ'TS

EXISTG CONDITIONS	EXISTG HEAD HEIGHT FROM FF	PROPOSED HEAD HEIGHT IN NEW FLOOR INSULATION
1. BEAM PROJECTION	6'-4 1/2"	6'-3 1/4"
2. PIPE PROJECTION	6'-5"	6'-3 3/4"
3. KITCHEN CEILING	7'-1"	6'-11 3/4"

FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

GRIFFIN/HAMMER RESIDENCE
 BASEMENT ACCESSORY DWELLING UNIT
 AUGUST 6, 2014