

Todd Barnett
Barnett Architecture
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Madison, Wisconsin 53726

Todd,

Wednesday, April 23, 2014

Thank you for allowing me the opportunity to review the Accessory Dwelling Unit project you are working on at 1438 Morrison and answer your question about the project's potential to affect property values for the main home and the adjacent neighbors.

The renovation of the current structure into a residential dwelling unit plan you have created would be a very appropriate use of the space that would be a significant value enhancer, not only for the main home and its owners but also too for the immediate neighborhood.

The quality redesign and functional improvement connects with the City's recent movement towards allowing ADU's..or "Granny Flats"...to be created, as well as the similar style buildings in great cities like Seattle, Portland and many other likeminded communities. Not only do ADU's offer more affordable housing options for occupants, but they enhance a neighborhood's character, something that the Near East Side market definitely has already. In fact, on this very block, there are several properties, nearly half of the parcels, that are already multiple unit dwellings of different styles. On this side of Morrison in that block a majority of parcels are multi-unit housing. Adding one more to that mix will not be a detractor.

Also, the added unit is of such a design that potential uses down the road could easily include a home office or in-law multigenerational housing option that is in very rare supply throughout Madison. It's an added bonus that the site sets up very well for secluded from street view improvement and use, meaning there will be no change to the appeal of a very special block.

From a recent market history perspective, multi units in that specific neighborhood have been in high market demand the last few years. Since 2012, the average market time for the 3 multi units that have been sold or listed on the MLS has been less than 13 days, which is astoundingly quick. The last property to be sold, 1424 Morrison, was on the market for 3 days last Spring before getting 4 offers. It was a home in some disrepair yet still had all that interest and sold for OVER list price. This speaks to the improvement you are pursuing and its viability not only for the owners' investment, but to the demand module for the product and how it can help enhance value for the neighboring properties as well.

Concern over the rooftop component detracting values may be had but in my experience with rooftop style spaces, they are actually the opposite. I have not heard of any issues on the properties that I know that have them being problematic but rather these unique "extra" spaces enhance the value of the home's they are associated with. This very positive feature has the potential to make the property even more valuable as a result. I would love to have a listing like this!

Please contact me if you have any further questions.

Best Regards, Troy Thiel
Keller Williams Capitol
(608) 347-9670 troythiel@kw.com

Stouder, Heather

From: Michael R. Christopher [mrc@dewittross.com]
Sent: Friday, April 25, 2014 4:01 PM
To: Stouder, Heather
Cc: Rummel, Marsha; Parks, Timothy
Subject: 1438 Morrison Street

Heather –

I have been unable to reach you today so I am sending you this e-mail so that you can share this e-mail with the Plan Commission members when they consider the above C.U.P. on April 28. Please contact me on Monday so we can discuss this further.

We represent John Preston who is the owner of the adjacent property at 1442 Morrison Street. John would not object to this application as long as 2 conditions are added to the approval. First, the proposed staircase should be built on the west side the A.U.D. and not on the east side. There are a number of reasons for this. If the staircase were to be built at the proposed location, it would require that in order to easily maintain the portion of the 1438 property to the north of the staircase, it would be necessary to regularly trespass on the 1442 property. When Mr. Preston wanted to install a staircase on the west side of his property, the owner of the 1438 property objected for the same reasons stated here. John's objection has nothing to do with a "spiteful neighbor dispute" but is totally based on the fact that the staircase on the east side of the A.U.D. would be extremely close to the property line and impinge on the privacy and increase the noise levels for the occupants of both properties. Thus, the staircase should be on the west side of the property where there is a lot more room for it.

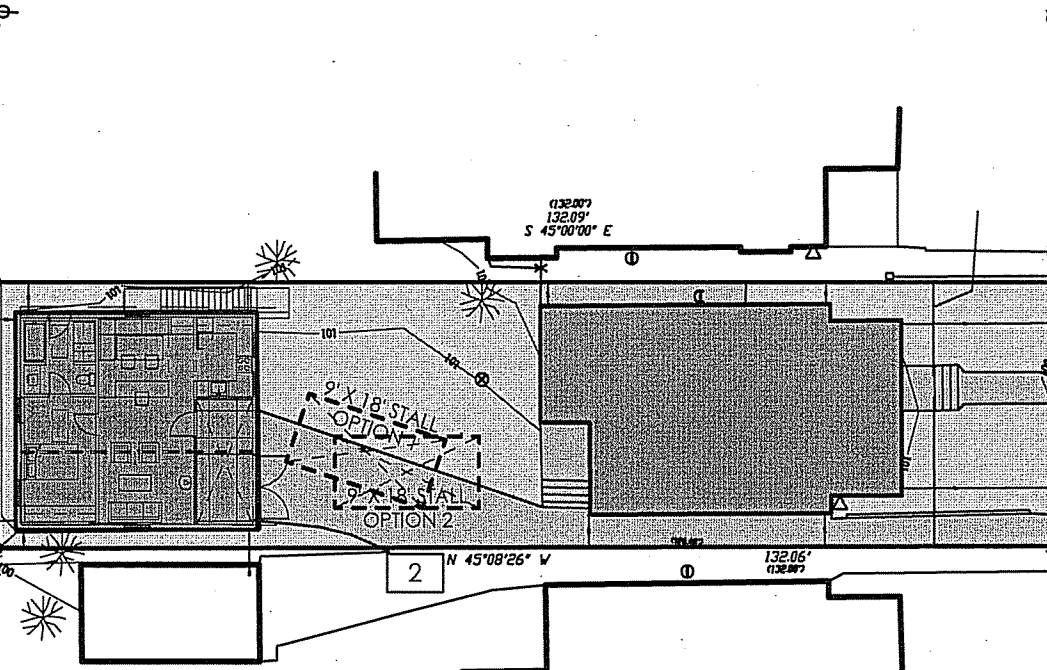
The second condition that John would propose is that the proposed deck for the A.U.D. be eliminated. A deck at this location would negatively impact the neighbors in the immediate area and not just the residents of Mr. Preston's property in terms of a loss of privacy and increased noise and light pollution. This feature would directly relate to condition (3) of the C.U.P. standards. There is already a deck on the primary building at 1438 Morrison Street so to have another deck on the same property is inconsistent with existing land uses in the neighborhood.

I think the Commission members should know that this proposal is somewhat inconsistent with the concept of the "granny flat" which is the underlying policy reason to conditionally allow an A.U.D. The reason is that it is my understanding that the owner intends to live in the A.U.D. and rent out the "primary residence." The reason why I am bringing this to your attention is that this proposal, especially without incorporating the above conditions, could establish a precedent where the primary residence becomes rental property. I'm not sure that the Commission wants to encourage that.

Michael

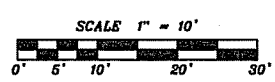


CLAMP 32.23'
N 44°39'36" E 100'
CLAMP 32.23'



CLAMP 32.23'
BENCHMARK
TOP OF 1" FINCH PIPE
ASSUMED ELEVATION = 100.00'
CLAMP 32.91'
S 44°42'05" W
CLAMP 32.91'

MORRISON STREET



GENERAL NOTES

1. GRADES TO REMAIN AS IS.
2. EXISTING PRIMARY STRUCTURE TO REMAIN AS IS.
3. SEE EXISTING SITE PLAN FOR SETBACKS TO EXISTING BUILDINGS.

KEYED NOTES

1. EXISTING PRIMARY STRUCTURE
2. ACCESSORY BUILDING TO BE CONVERTED TO AN ACCESSORY DWELLING UNIT.
3. EXISTING (PARTIALLY SHARED) DRIVEWAY.
4. EXISTING SIDEWALK.
5. EXISTING STREET.
6. EXISTING TERRACE.
7. EXISTING CURB AND GUTTER.
8. EXISTING NEIGHBORING STRUCTURE.
9. EXISTING CURB CUT.

1 PROPOSED SITE

SCALE: 1"=30'-0"

Barn

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NOT FO

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