

# The Appleton ADU Design Project

A suite of ADU designs for a new community of low-rise,  
high-density housing which fosters community in Appleton, Minnesota

# **CONTENTS**

## **Introduction**

Prologue

## **Floor Plans & Exterior Styles**

Studio Layouts

One Bedroom Layouts

Two Bedroom Layouts

## **Site Planning Layouts**

4 Unit Site Layout

5 Unit Site Layout

OFFICE ANTHONY ADELMANN

website [www.anthonyadelmann.com](http://www.anthonyadelmann.com)

email [anthony.adelmann@gmail.com](mailto:anthony.adelmann@gmail.com)

## **INCREASING DENSITY, INCREASING COMMUNITY**

Housing has become increasingly multi-functional since the pandemic. How does the increasingly fluid boundary between living and working shape post-pandemic housing? Expectations are shifting and people are desiring change.

For many, the home is no longer only a space for domestic activities, but also for work, for socializing and recreation. What is a new model of living together? This project offers the opportunity to rethink the suburban residential infill typology.

The integration of diverse residents and housing types will offer new experiences, new opportunities for creating community, a place to dwell and connect, a place for experience and exchange.



BRIGHT + GENEROUS SPACE

Alchemy Architects / LightHouse



PRAGMATIC + FLEXIBLE DESIGN

Productora / Denver



SCALE + PLAYFUL

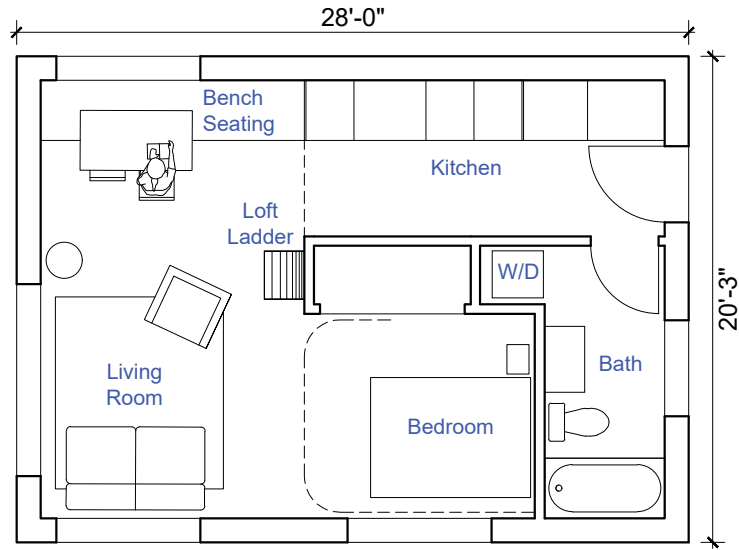
BBOA / Argentina



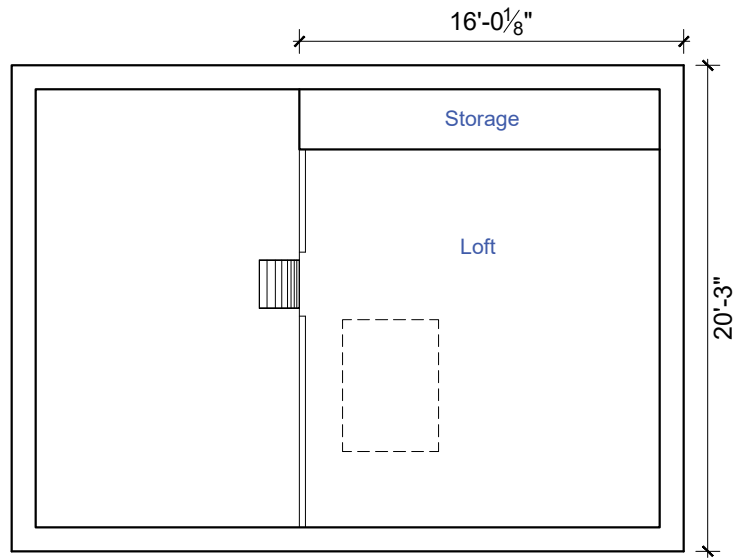
CHARACTER + COMMUNITY

Productora / Denver

# STUDIO layouts



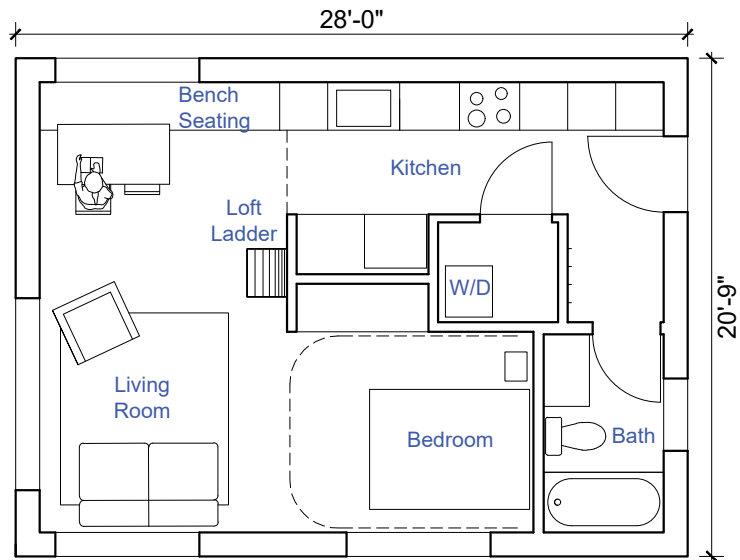
Level 1 Plan



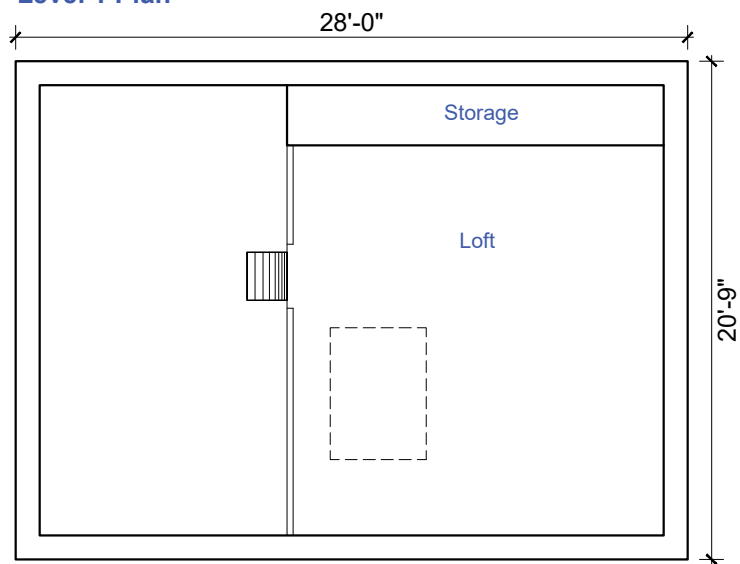
Loft Plan

## STUDIO option 1

567 SF (+Loft)  
Studio + Loft (optional)  
1 Bath



Level 1 Plan

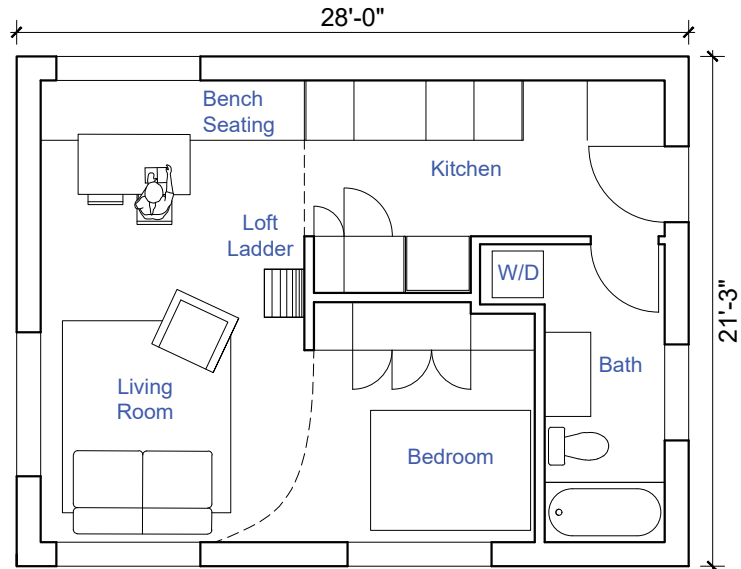


Loft Plan

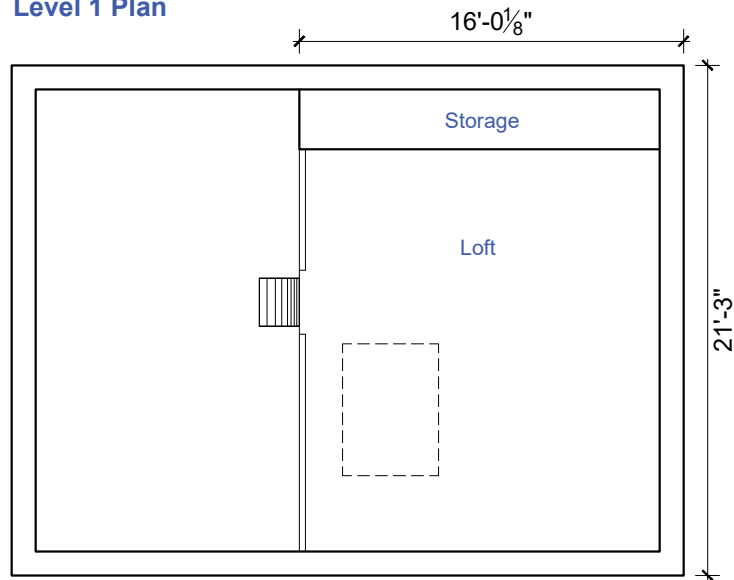
## STUDIO option 2

581 SF (+Loft)  
 Studio + Loft (optional)  
 1 Bath

# STUDIO layouts



Level 1 Plan



Loft Plan

## STUDIO option 3

595 SF (+Loft)  
Studio + Loft (optional)  
1 Bath



The Studio creates a cozy, loft space. Openings are aligned to offer views across the space and through the house. The bedroom can be closed off with a curtain and the living space extends vertically to the loft space above. Generous window openings allow for a great sensation of both volume and flexibility of use.



View of the interior living space

# STUDIO

## interior & exterior styles



Access to loft inspiration



Storage Wall inspiration



Kitchen Counter



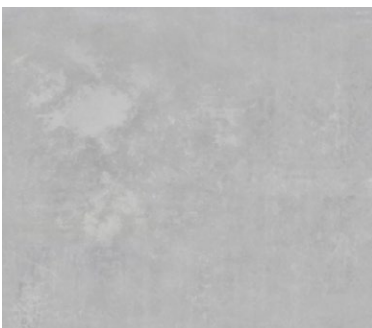
Kitchen Cabinets



Bathroom Ceramic Tiles



Plywood Walls



Concrete slab  
with radiant heating



Oak Floor

### Design Features:

- Each house is directly accessible from the ground.
- Direct access to private outdoor spaces for each house.
- Generous and spacious feel with large windows. Double-height areas, pitched ceiling interiors. The lofts add a unique sectional quality.

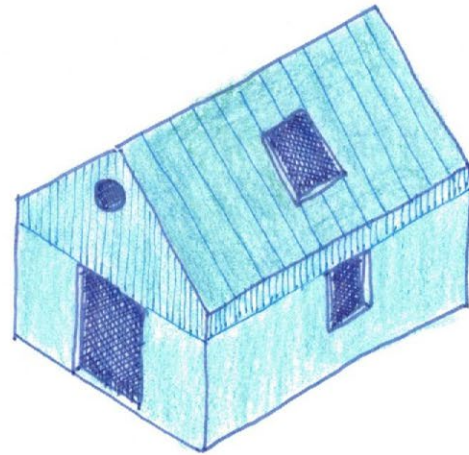
### Cost & efficiency:

- Standard structural framing with standard dimensional lumber.
- Low-cost construction materials. Standard off-the-shelf solutions.
- Commercial ALU-clad (Douglas Fir interior) windows in repetitive standard sizes.

### Smart & sustainable design:

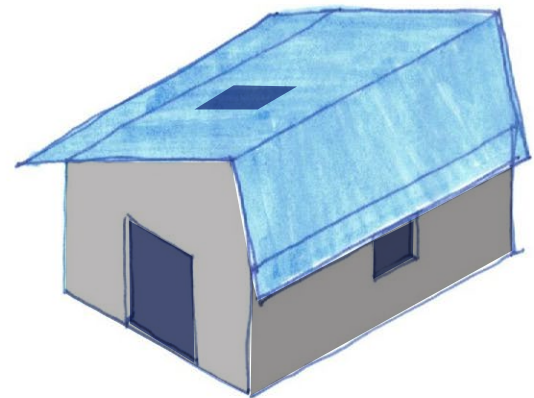
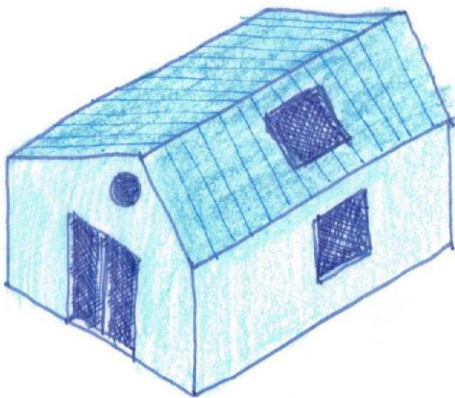
- Right-sizing: compact and well-distributed layouts.
- Low window-to-wall ratio to optimize energy performance.
- Shared composting area near communal garden.
- Shared trash bins for sorting and recycling waste.
- Groundwater infiltration: Most of the site is permeable surface.
- Landscape with endemic plants and trees.
- Where possible, fences are replaced by natural hedges.
- Deciduous trees near the building, protecting the houses from heat gain during the summer (allowing sunlight through during the winter months).
- By choosing a standing seam roof (with usual 30-year warranty) instead of more economical solutions like rolled roofing or composite shingles, we chose to invest in the building's lifespan, guaranteeing the occupant's well-being and economic stability.

The variety of exterior styles allows each house to blend in or stand out in their surroundings. This acknowledges that one of the most unique characteristics of our neighborhoods is their diversity, architectural variety and vivid expression of individuality.



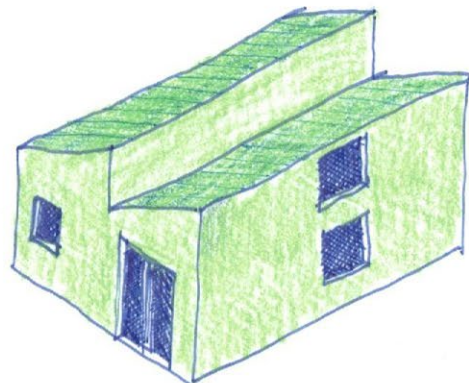
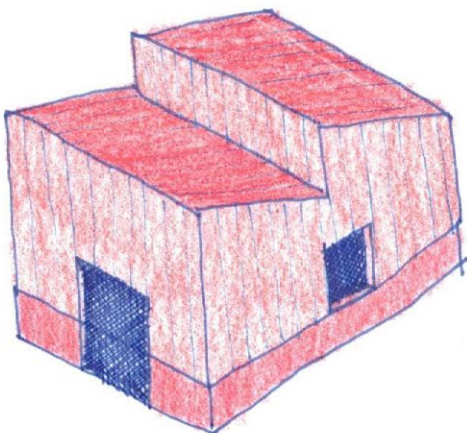
**Option 1 (Locally Inspired)**

*This style is inspired by shed roofs and traditional rural architecture.*



**Option 2 (Vernacular Update)**

*This style is characterized by minimal, clean lines and simple forms which reinterpret vernacular roof forms.*

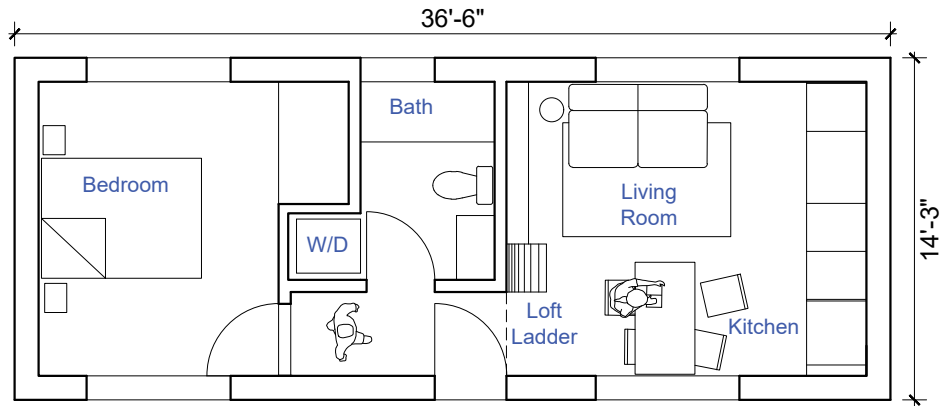


**Option 3 (Industrial Chic)**

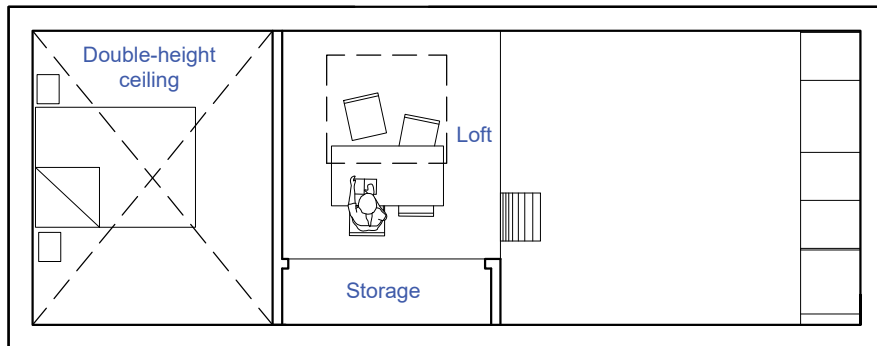
*This style is characterized by a slightly industrial aesthetic minimal, clean lines and simple forms. Pictured here is a sawtooth roof*

# ONE BEDROOM

layouts



Level 1 Plan



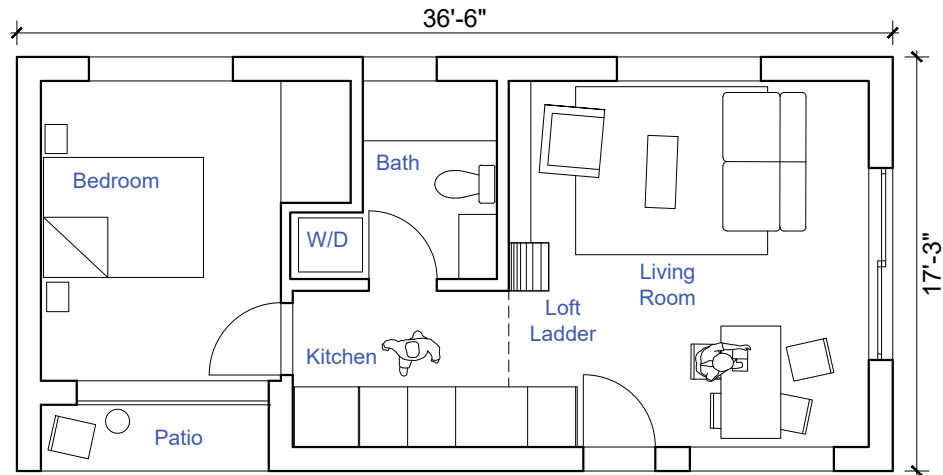
Loft Plan

## ONE BEDROOM option 1

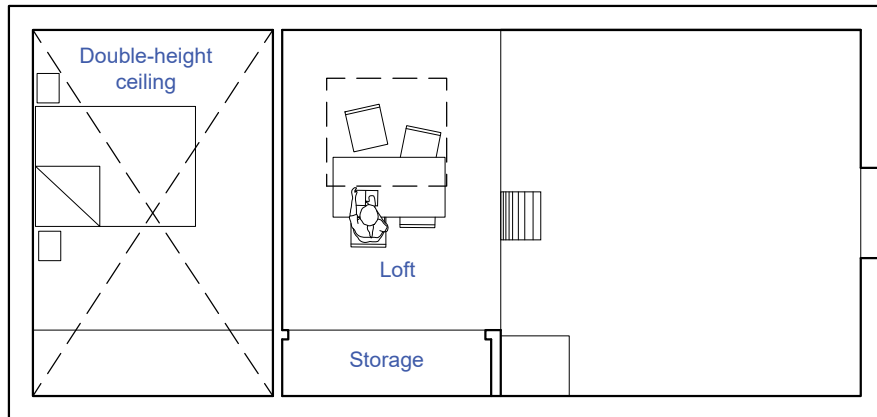
520 SF (+Loft)

1 Bedroom + Loft (optional)

1 Bath



**Level 1 Plan**



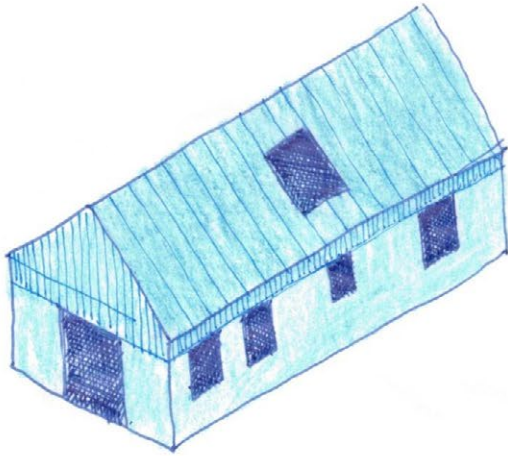
**Loft Plan**

## **ONE BEDROOM option 1**

630 SF (+Loft)  
 1 Bedroom + Loft (optional)  
 1 Bath

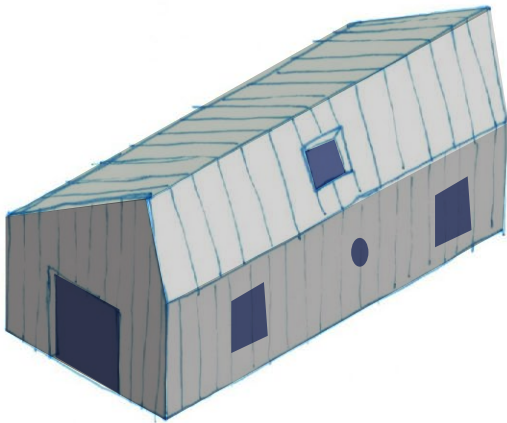
## Exterior Styles

*The variety of exterior styles allows each house to blend in or stand out in their surroundings. This acknowledges that one of the most unique characteristics of our neighborhoods is their diversity, architectural variety and vivid expression of individuality.*



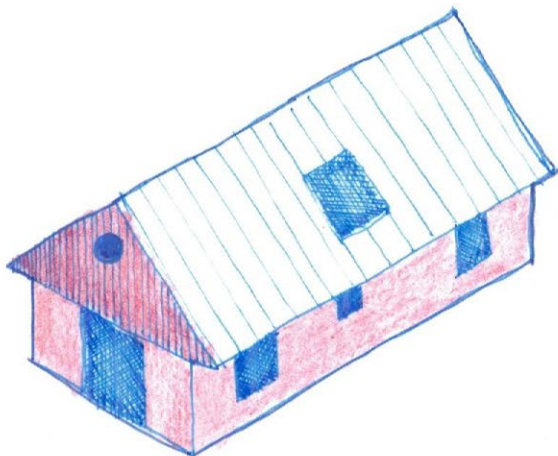
### Option 1

*This style is inspired by shed roofs and traditional rural architecture.*



### Option 2 (Industrial Chic)

*This style is characterized by a slightly industrial aesthetic minimal, clean lines and simple forms. Pictured here is a sawtooth roof*



### Option 3 (Vernacular Edge)

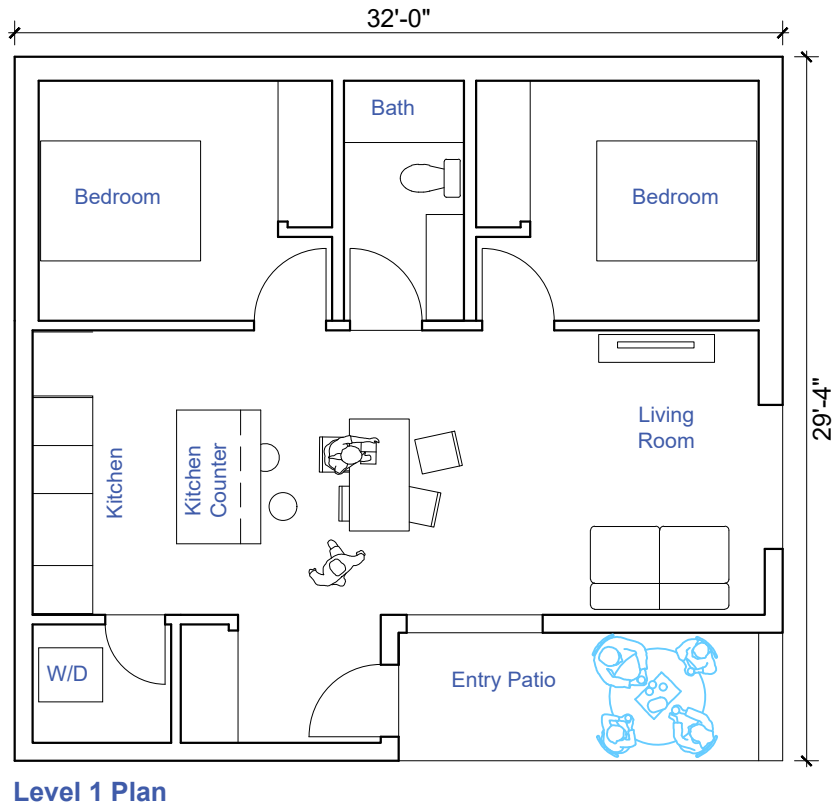
*This style is characterized by minimal, clean lines and simple forms which reinterpret vernacular roof forms.*

A large living space provides space to relax and a built-in, floor-to-ceiling storage element serves double duty as a ladder to access the sleeping loft and as plenty of storage to accommodate small living. A skylight and large sliding glass doors along the facade make this small studio feel spacious and bright.



View of the interior living space

# TWO BEDROOM layouts

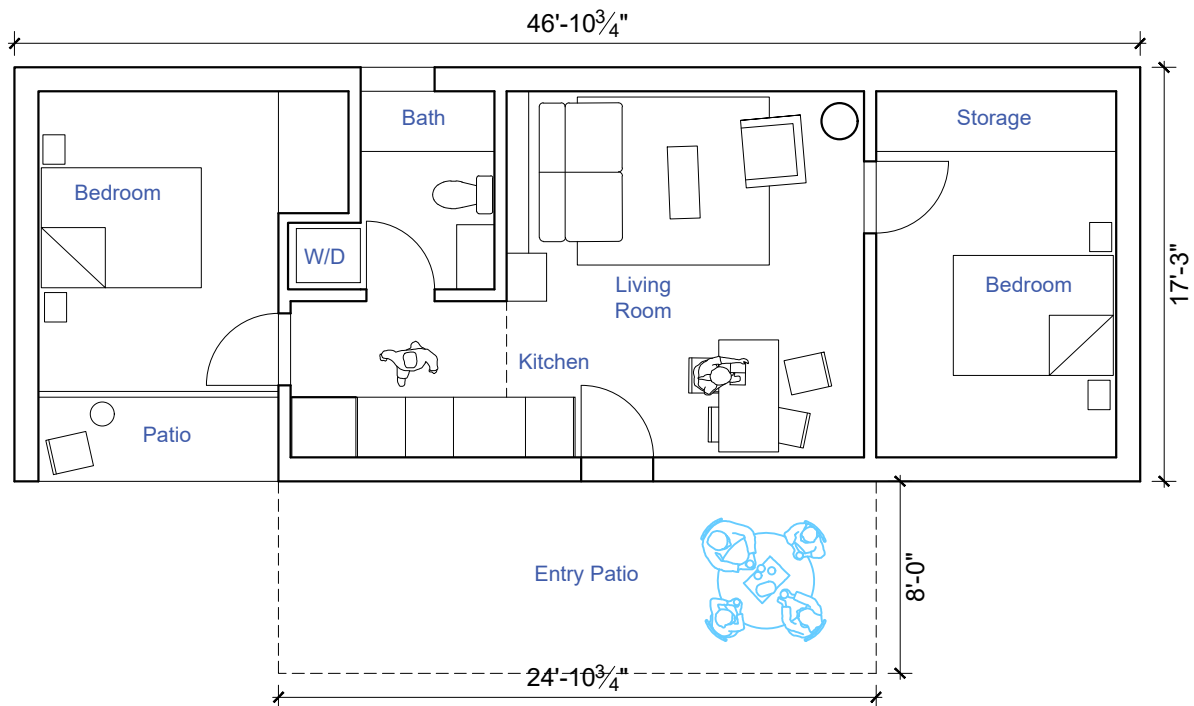


## TWO BEDROOM option 1

855 SF  
2 Bedroom  
1 Bath



All of these Two Bedroom options are designed with bright and generous spaces. The simple plan is designed to offer flexibility in the fit-out. Openings are aligned to offer views across the space and through the house. The ladder to the loft is integrated into the built-in storage wall, freeing the space around.



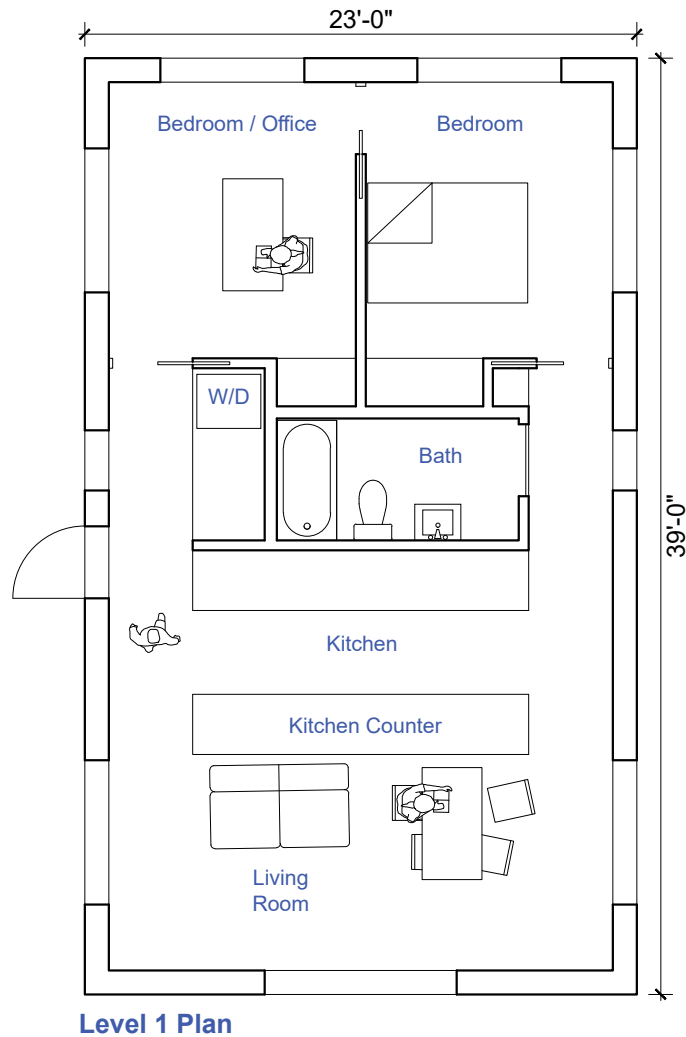
Level 1 Plan

## TWO BEDROOM option 2

810 SF  
2 Bedroom  
1 Bath

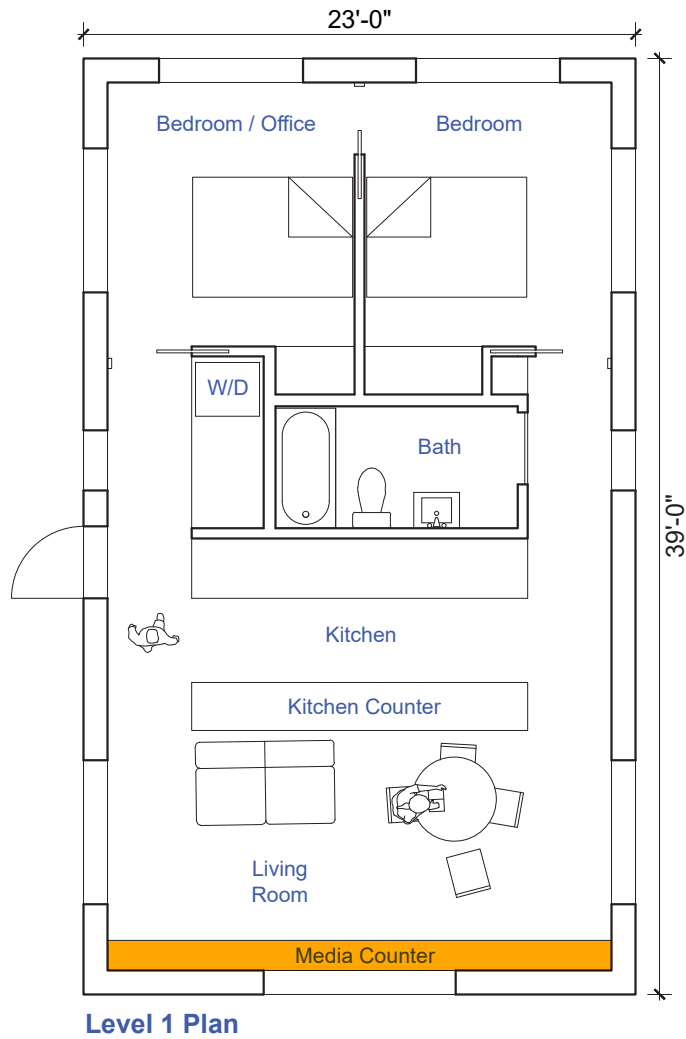
## TWO BEDROOM

This house is a two bedroom, one bathroom starter home that features a generous living, dining, and kitchen space combined under a tall vaulted ceiling. Every room has large openings which allow ample light and cross ventilation.



## TWO BEDROOM option 3

897 SF  
2 Bedrooms  
1 Bath

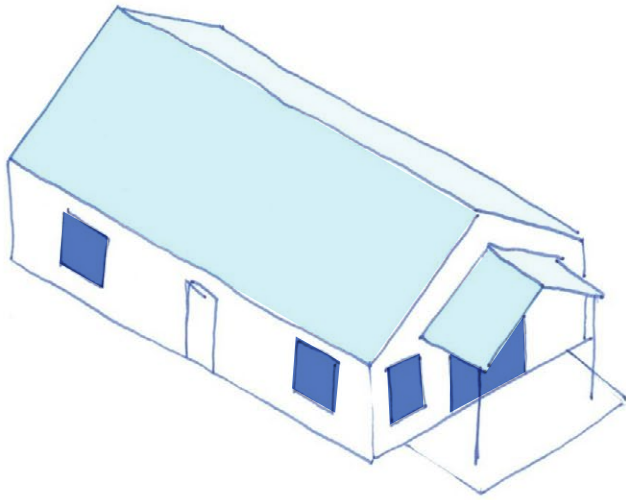


**TWO BEDROOM option 3 (alt)**

897 SF

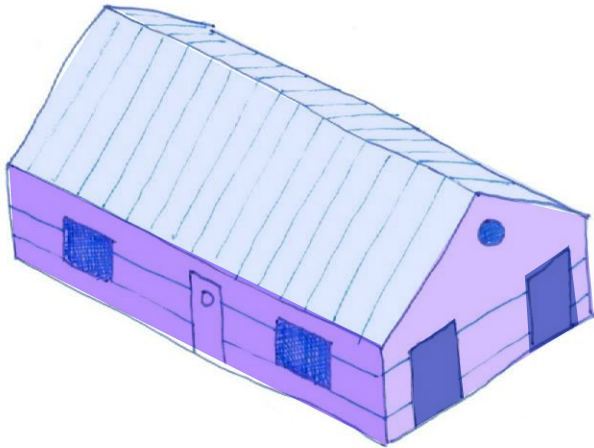
Optional layout with Media Counter / 2 Bedrooms  
1 Bath

## TWO BEDROOM exterior styles



### Option 1

*This style is inspired by shed roofs and traditional rural architecture.*



### Option 2 (Industrial Chic)

*This style is characterized by a slightly industrial aesthetic minimal, clean lines and simple forms. Pictured here is a sawtooth roof*



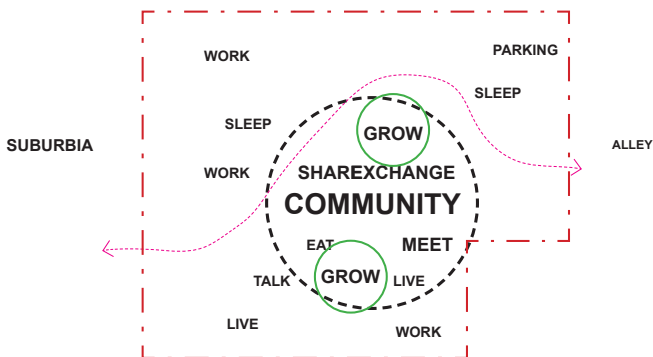
### Option 3 (Vernacular Edge)

*This style is characterized by minimal, clean lines and simple forms which reinterpret vernacular roof forms.*



View of the interior living space

# SITE CONTEXT



Concept diagram

This project offers the opportunity to re-imagine the suburban residential infill typology. Through the integration of diverse housing types it is hoped this project will offer new experiences, new opportunities for creating community, a place to dwell and connect, a place for experience and exchange.



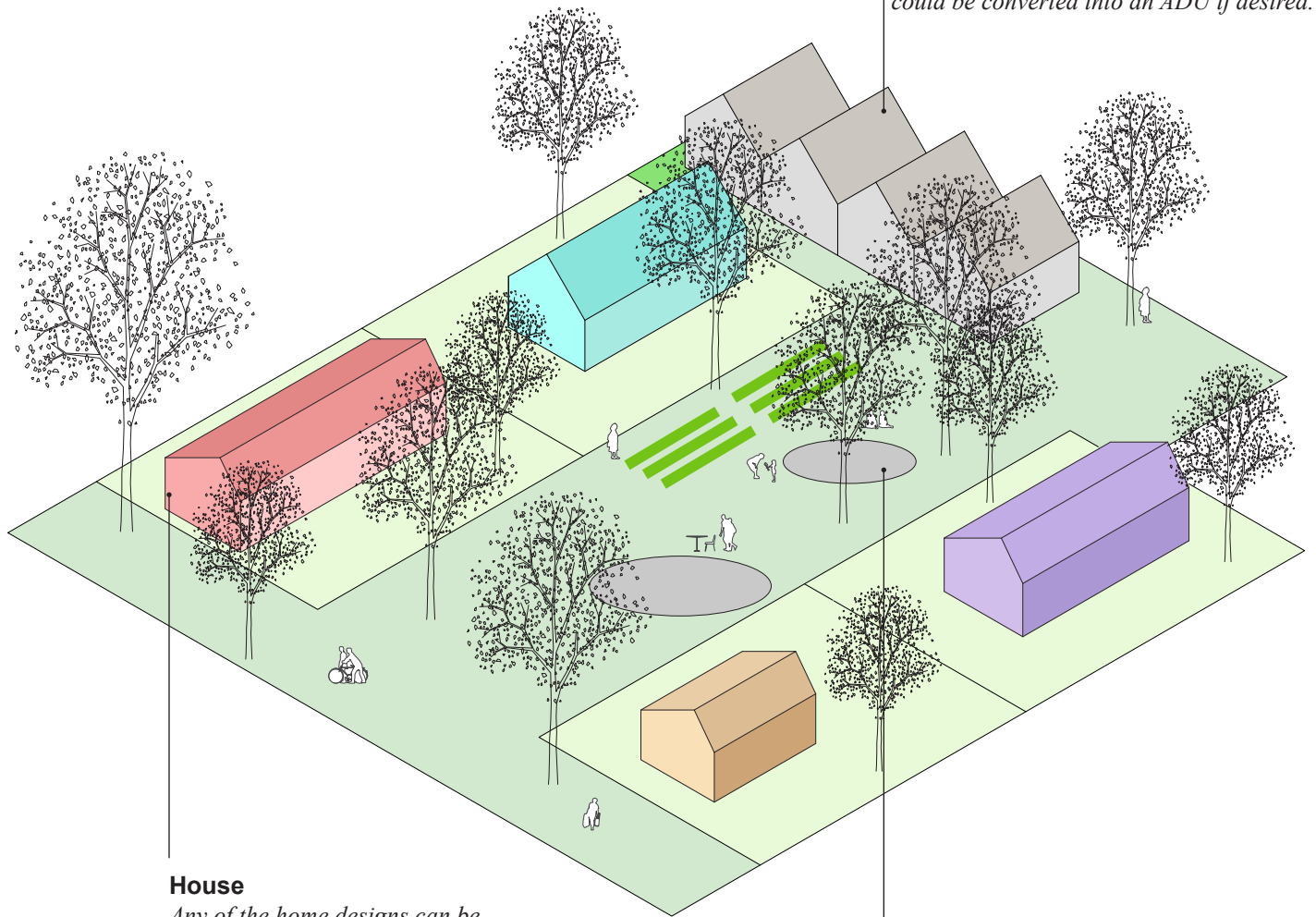
View of current context

# SITE

## four unit layout

### Garages

*The garages are located in the rear of the site with access to the alley. Any garage could be converted into an ADU if desired.*



### House

*Any of the home designs can be located on any site, resulting in a diversity of expression.*

### Garden

*Between the houses, a communal garden space has been created with a terrace, play areas, a pizza oven and plant beds. This is where the complex's neighborhood life takes place.*

### Residential Layout

*The project combines the private comfort of a terraced house with the sense of community provided by a cooperative housing estate. It acknowledges that housing is not a one-size-fits-all solution. The distinct house layouts provide diversity in the layout. The project seeks a subtle balance between the need for privacy and the possibility of social interaction.*



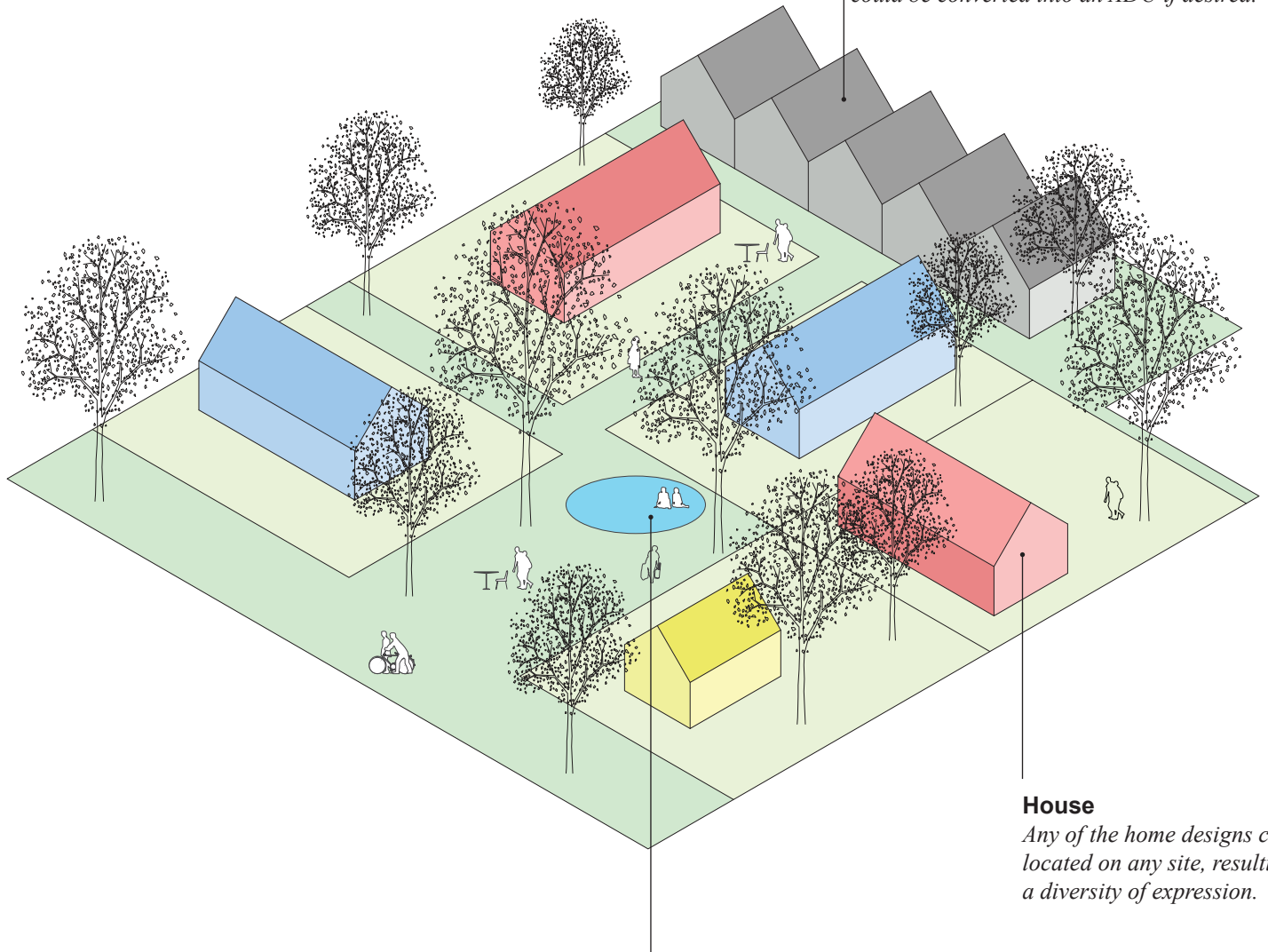
# SITE

five unit layout

The houses are thought of as a collage of volumes and materials and colors, at times referencing their surroundings and at other times, standing out.

## Garages

*The garages are located in the rear of the site with access to the alley. Any garage could be converted into an ADU if desired.*



## House

*Any of the home designs can be located on any site, resulting in a diversity of expression.*

## Garden

*Between the houses, a communal garden space has been created with a terrace, play areas, a pizza oven and plant beds. This is where the complex's neighborhood life takes place.*