



Location  
220 North Meadow Lane

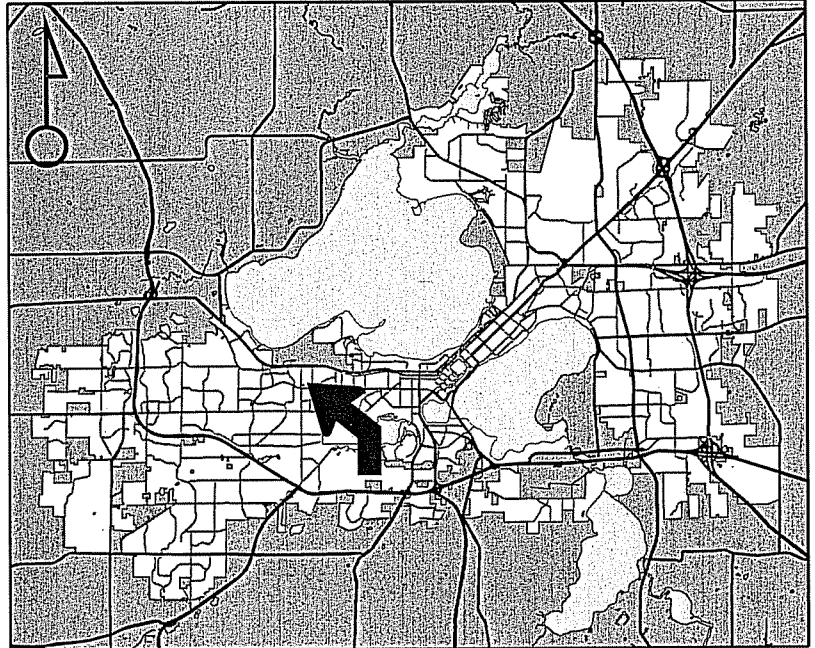
Project Name  
Dennis ADU

Applicant  
Bert Dennis

Existing Use  
Single-family house

Proposed Use  
Construct detached accessory dwelling unit

Public Hearing Date  
Plan Commission  
11 August 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 : 01 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid \$600 Receipt No. 155227  
 Date Received 6/19/14  
 Received By JM  
 Parcel No. 0709-201-0514-9  
 Aldermanic District H. Schmidt  
 Zoning District TR-C1  
 Special Requirements \_\_\_\_\_  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 200 N. MEADOW LN  
Project Title (if any): ADU with garage

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: BERT DENNIS Company: \_\_\_\_\_  
 Street Address: 1302 SUGAR MAPLE LN City/State: KEWONA WI Zip: 53593  
 Telephone: 608 206 0549 Fax: ( ) Email: BDENNIS@TPS-NEI

Project Contact Person: \_\_\_\_\_ Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: (608) 206 0549 Fax: ( ) Email: B.DENNIS@TPS-NEI

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: \_\_\_\_\_

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

**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~~ <sup>32 copies</sup> 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 1/2 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                          |   |  |

\$600

**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:

SENT EMAIL - MAY 2 KEN RAFA & BRIAN ANDERSON - NEIGHBORHOOD - ALDER PER

→ 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 Stuber Date: 4/30/14 Zoning Staff: PAT ANDERSON Date: 4/30/14

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

Name of Applicant Bert Dennis Relationship to Property: Owned  
 Authorizing Signature of Property Owner [Signature] Date 6-19-14

July 2, 2014

To Whom It May Concern:

We are seeking to build a detached garage with an apartment above it. The garage will be located on the North West corner of our lot located at 220 N. Meadow Ln. The original garage was converted into square footage of the house.

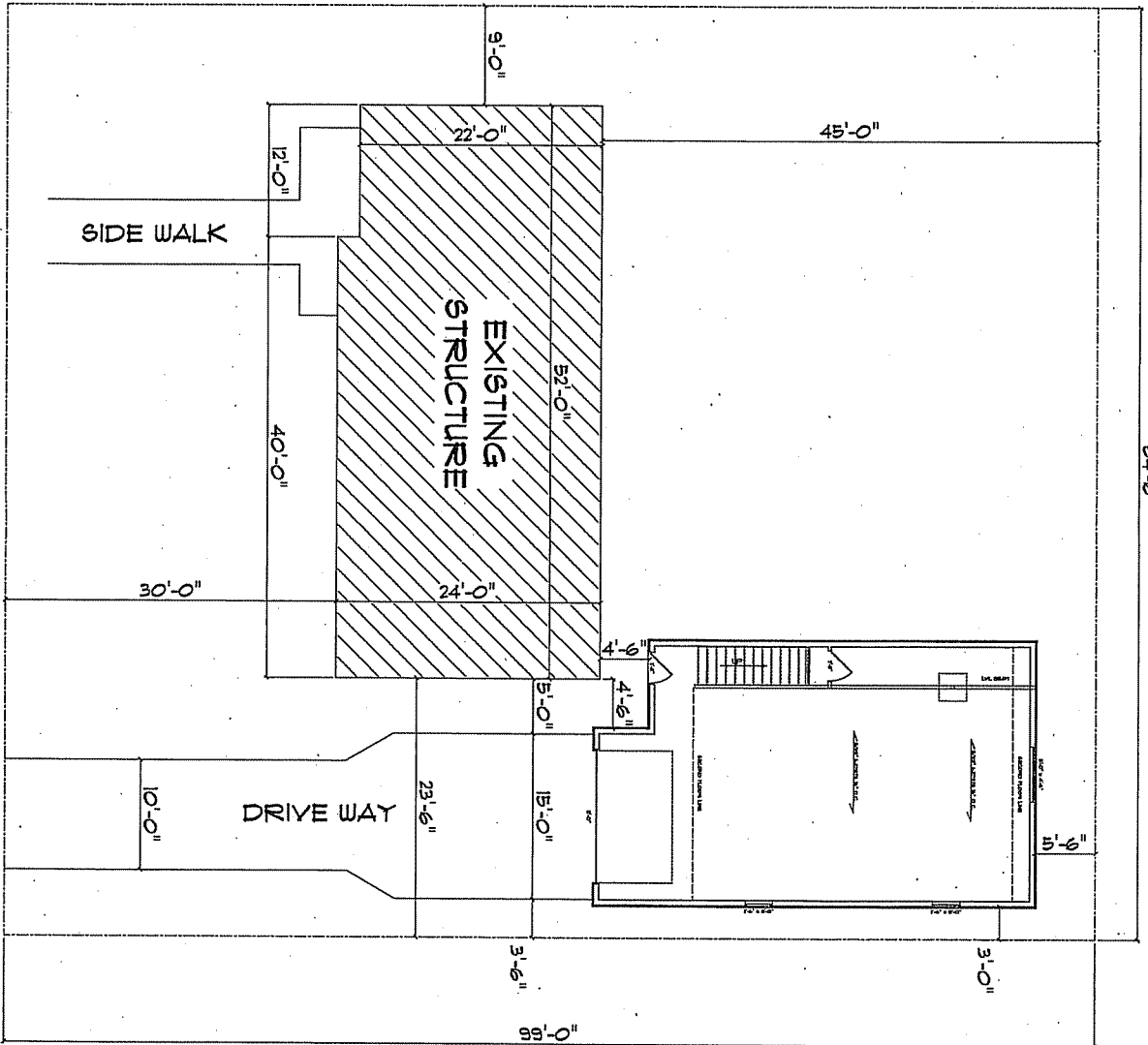
After approval of ADU, the construction of project would begin immediately with an anticipated complete of February 1, 2015

Height of proposed building is 25 ½ feet. The height of the existing structure is 15 feet.

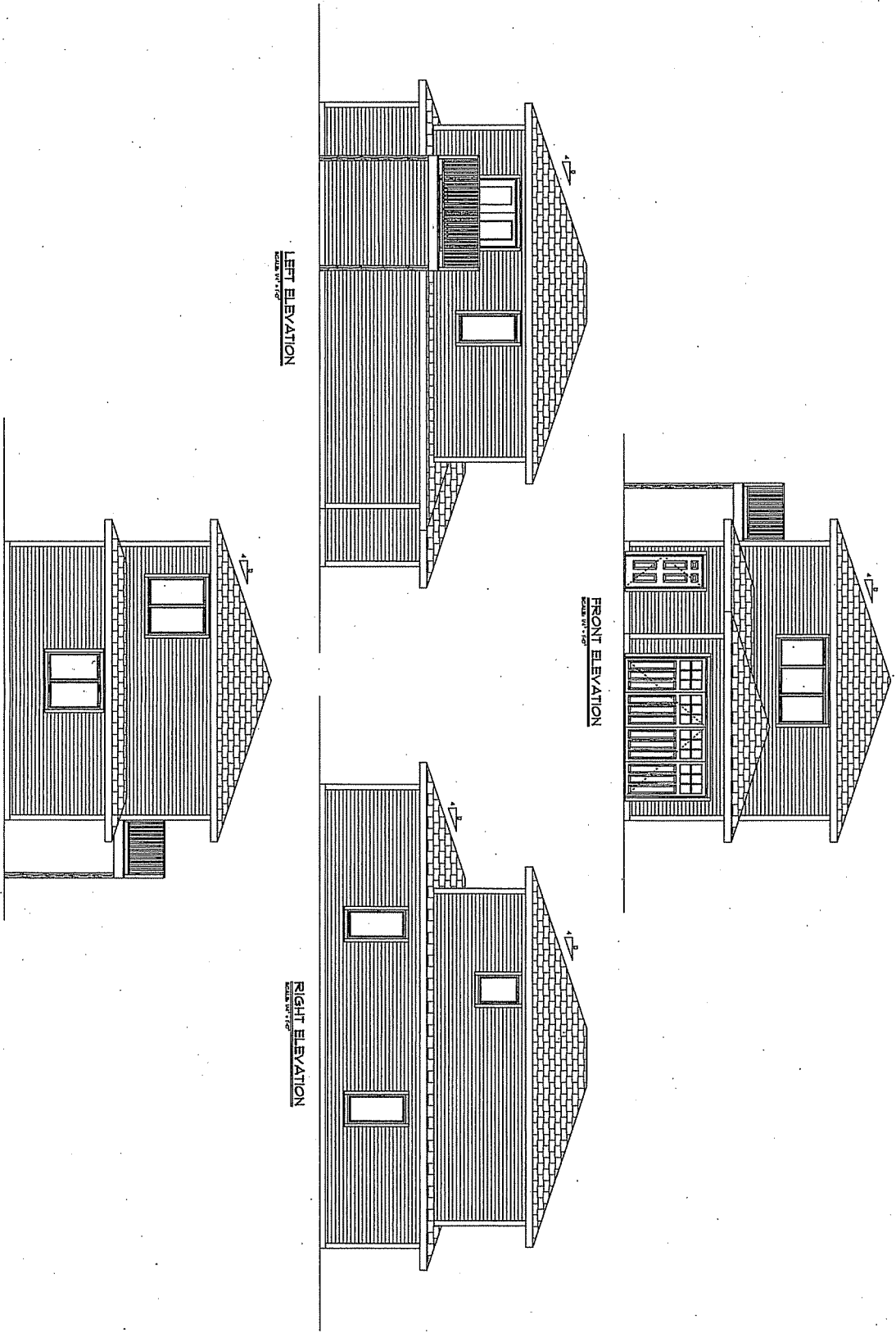
Bert Dennis

608-206-6549

ROUGH SITE PLAN  
 220 IV MEADOW LANE



THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. THE DESIGNER IN NO WAY WARRANTS THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.



LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

A1

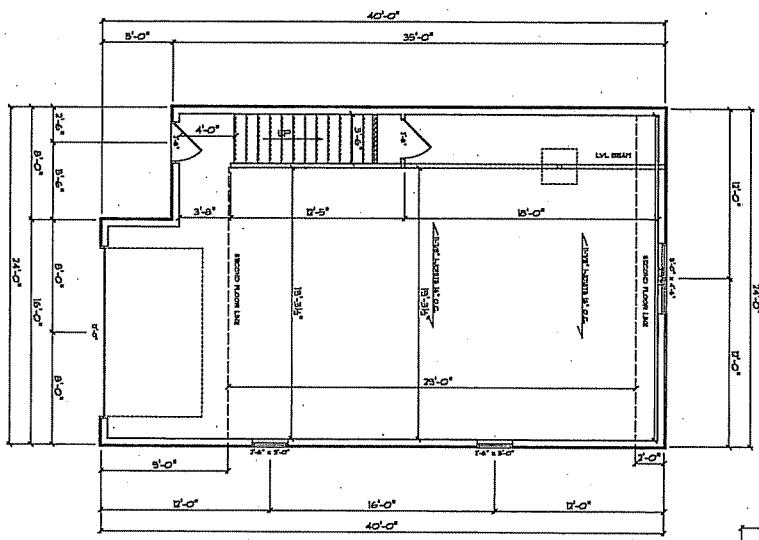
AMERICAN DESIGN CONCEPTS LLC.  
 DESIGNED BY BSA APPLIGATE  
 MADISON  
 (608) 213-0710  
 ALL RIGHTS RESERVED  
 © AMERICAN DESIGN CONCEPTS

AMERICAN DESIGN CONCEPTS  
 MOTHER-IN LAW  
 GARAGE SUITE

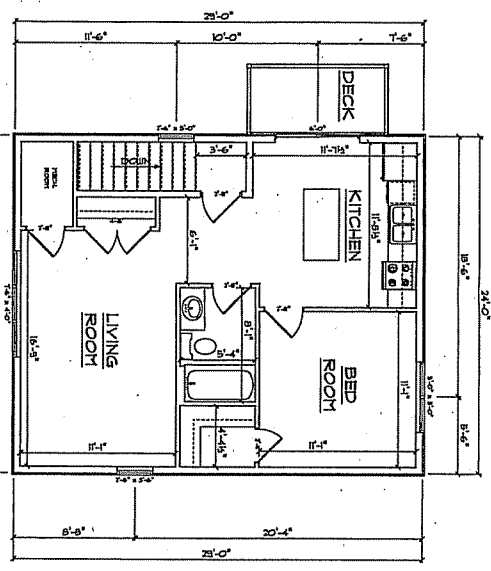
ELEVATIONS	
SCALE: 1/4" = 1'	
PLAN START DATE	08/20/24
REVISED DATE	

//

THIS PLAN WAS CREATED AS A DESIGNING SERVICE ONLY. THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.

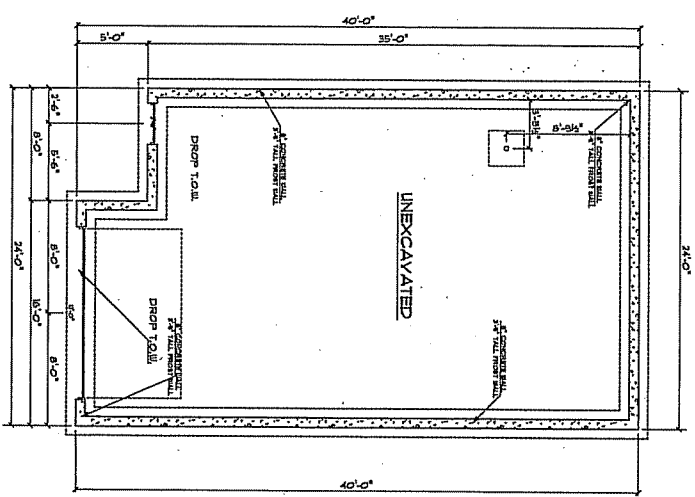
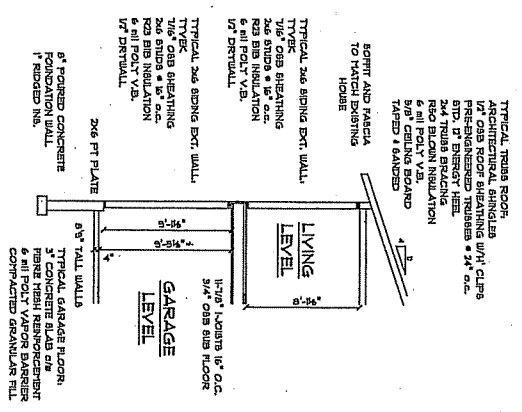


**GARAGE LOWER FLOOR**  
SCALE: 1/4" = 1'-0"



**GARAGE UPPER LIVING QUARTERS**  
SCALE: 1/4" = 1'-0"  
**696 SQFT FINISHED AREA**

**SECTION THROUGH**  
NO SCALE



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

LIVING AREA 690 TOTAL SQFT SCALE: 1/4" = 1'	
PLAN	DATE

**AMERICAN DESIGN CONCEPTS**  
MOTHER-IN-LAW  
GARAGE SUITE

AMERICAN DESIGN CONCEPTS LLC.  
DESIGNED BY: BSA APPELLATE  
MADISON  
(608) 783-070  
ALL RIGHTS RESERVED  
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