



# City of Madison

## Conditional Use

Location  
217 North Meadow Lane

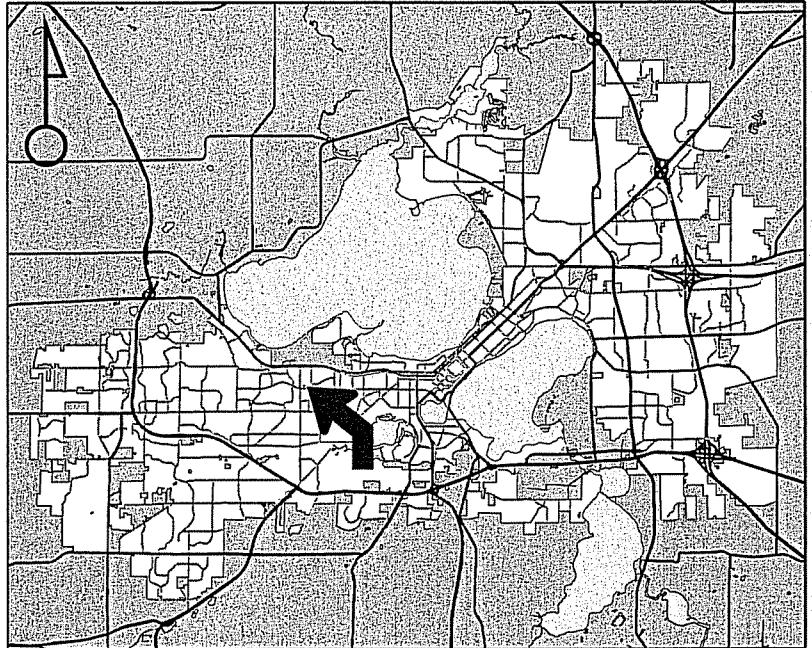
Project Name  
Ramey ADU

Applicant  
Melanie Ramey/Todd Seiler -  
Next Step Building & Design LLC

Existing Use  
Single-family residence

Proposed Use  
Construct accessory dwelling unit

Public Hearing Date  
Plan Commission  
23 May 2016



For Questions Contact: Jessica Vaughn at: 267-8733 or [jvaughn@cityofmadison.com](mailto:jvaughn@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 May 2016





# 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	<u>\$600</u> Receipt No. <u>015245-0001</u>
Date Received	<u>4/13/16</u>
Received By	<u>[Signature]</u>
Parcel No.	<u>0709-201-0621-2</u>
Aldermanic District	<u>#11 - Schmidt</u>
Zoning District	<u>TR-C1</u>
Special Requirements	<u>OK</u>
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:** 217 N Meadow Lane, Madison, WI 53705  
**Project Title (if any):** ~~Ramey ADU~~ Ramey ADU

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: Accessory Dwelling Unit

3. Applicant, Agent & Property Owner Information:

**Applicant Name:** Todd Seiler      **Company:** Next Step Building & Design LLC  
**Street Address:** 2932 Green Avenue      **City/State:** Blue Mounds, WI      **Zip:** 53517  
**Telephone:** (608) 228-7494      **Fax:** ( )      **Email:** toddseiler@gmail.com

**Project Contact Person:** Todd Seiler      **Company:** Next Step Building & Design LLC  
**Street Address:** - SAME -      **City/State:** \_\_\_\_\_      **Zip:** \_\_\_\_\_  
**Telephone:** ( )      **Fax:** ( )      **Email:** \_\_\_\_\_

**Property Owner (if not applicant):** Melanie Ramey  
**Street Address:** 217 N. Meadow Lane      **City/State:** Madison, WI      **Zip:** 53705

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: build 24 x 25 (single story) cottage on slab behind existing ranch home  
**Development Schedule:** Commencement 5/26/16      Completion 8/1/16

**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)
  - N/A • 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)
  - 32 • ~~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 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.

*pdf copy of plan set, application & letter of intent*  
**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. \$600.00*

**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](mailto: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:

→ 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: JLV Date: 4/11/16 Zoning Staff: Jenny Karchgatter Date: 4/11/16

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

Name of Applicant Todd Seiler Relationship to Property: contractor  
 Authorizing Signature of Property Owner Melanie Ramey Date 4/12/16  
 (Melanie Ramey)

## Land Use Application – Letter of Intent

From: Next Step Building & Design LLC  
Todd Seiler, owner  
2932 Green Avenue, Blue Mounds, WI 53517

RE: Letter of Intent for Ramey Accessory Dwelling Unit (ADU)  
217 N Meadow Lane, Madison, WI 53705

Date: April 13, 2016

### Project Team

- Todd Seiler, owner of Next Step Building & Design LLC, will general contract the construction of this 24x25, single story, residential dwelling accessory unit
- Subcontractors and material suppliers as coordinated by general contractor

### Existing Conditions

- Residential ranch home with large backyard
- No existing structures/buildings will be changed
- Construction access to rear yard will be on south side of home, same side as home's garage/driveway

### Project Schedule

- May 23<sup>rd</sup> - Plan Commission meeting and approval of ADU
- May 24<sup>th</sup> – zoning, building permits, parks fee, prep site for access, utility connections
- May 26<sup>th</sup> – excavate and pour foundation
- Aug 1<sup>st</sup> – complete building, restore landscape/lawn

### Proposed Uses

- Principle building for owner occupied residence
- This ADU is planned to be used by the owner's brother as his primary residence
- The ADU is 600 square feet of conditioned space and 25 square feet of open front porch

### Hours of Operation

- Monday-Friday, 7:30 am to 5pm
- Saturday, 8 am to 5 pm

### Building Square Footage

- Total size of building is 625 square feet of building footprint

### Number of Dwelling Units

- After project is completed, this lot will have 1 primary dwelling unit, plus 1 accessory dwelling unit (total of 2 dwelling units)

### Auto and Bike Parking Stalls

- Auto parking for ADU would be provided by street parking
- Bike parking (if needed for ADU) would be provided by existing rear patio

**Lot Coverage and Usable Open Space Calculations**

- Existing home = 1,596 SF
- Existing driveway, front porch and back patio = 920 SF
- Proposed ADU = 625 SF
- 217 N Meadow Lane lot parcel = 9,344 SF
- Remaining useable/open AFTER completing proposed ADU = 6,230 SF which is 67.77% green space and 33.33% impervious space

**Value of Land (existing)**

- Land Value \$91,000.00
- Improved Value \$136,200.00
- Total Value \$227,200.00

**Estimated Project Cost**

- Estimated costs to build proposed ADU is \$65,700.00

**Number of Construction & Full-Time Equivalent Jobs Created**

- Estimated 4 full time equivalent jobs created for 9 weeks

**Public Subsidy Requested**

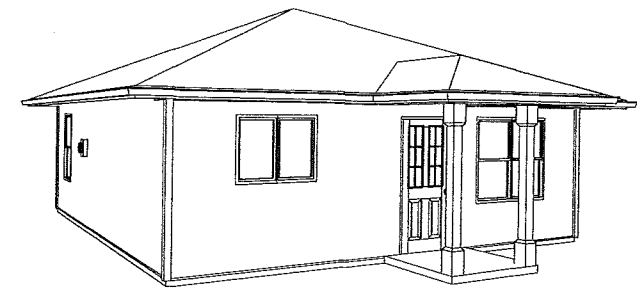
- No public subsidy is being requested

**Exterior Finish of ADU**

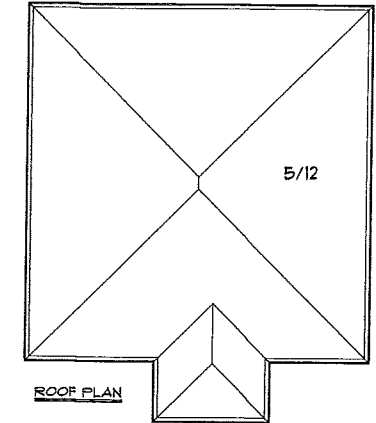
- Exterior finish shall be similar to existing primary dwelling including vinyl siding, aluminum soffit/fascia, 5/12 pitch hip roof with 24" overhangs, vinyl double hung windows.



ASPHALT 30-YR ARCHITECTURAL SHINGLES  
 - 15# FELT, ICE & WATER SHEILD  
 - 1/16" OSB

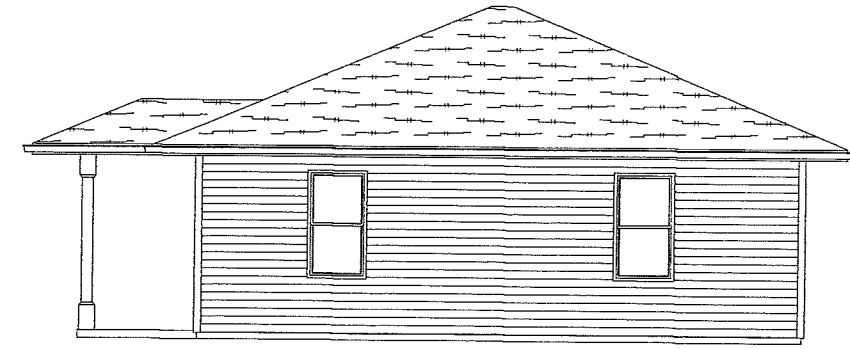


- 24" OVER HANG
- VENTED ALUMINIUM SOFFIT
- 6" ALUMINIUM FASCIA
- ALUMINIUM GUTTER AND DOWNSPOUTS
- LP SMARTSIDE WRAPPED POSTS
- OVER TREATED POSTS
- TREATED RAILING (OPTIONAL)
- DOUBLE 4" VINYL SIDING
- VINYL O/S AND I/S CORNERS
- WEATHERSHEILD, V2500 VINYL INSULATED WINDOWS
- THERMA-TRU FIBERGLASS ENTRY DOOR WITH INSULATED GLASS

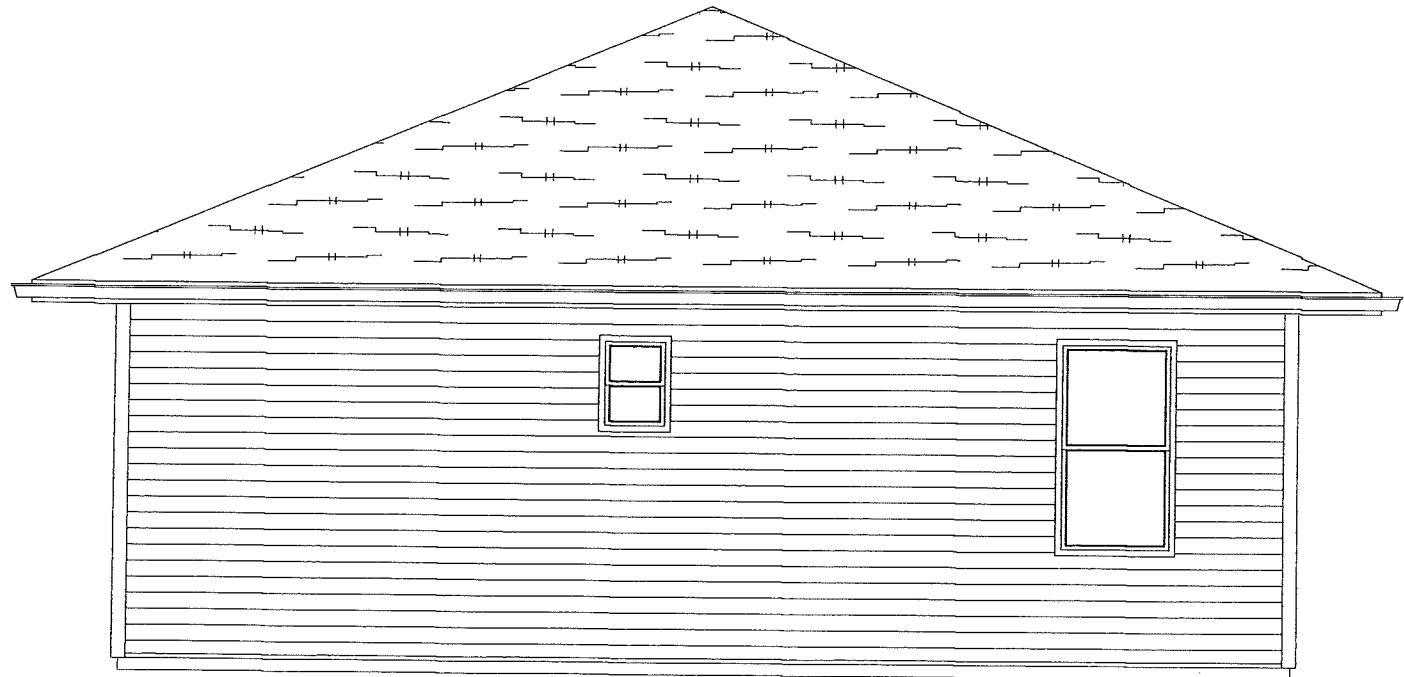


CONCRETE FOUNDATION  
 - 24" THICKENED PROTECTED SLAB FOUR (SPS 321.16)  
 - 1:12 PITCH ON PORCH

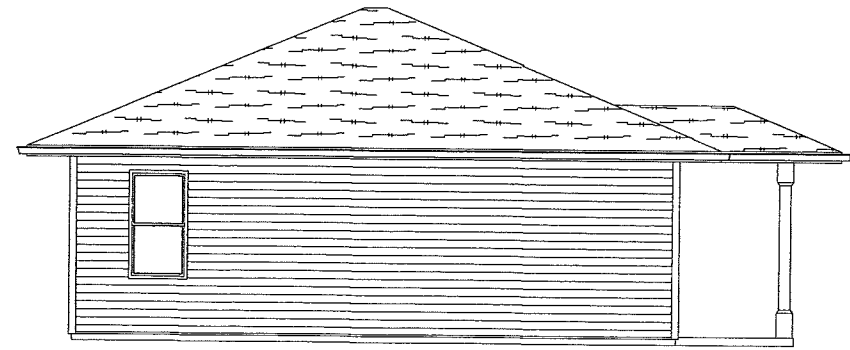
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
 SCALE: 1/8" = 1'-0"

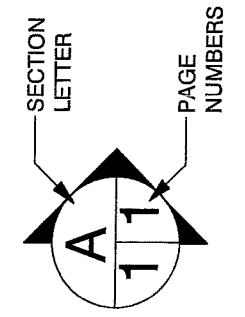
**Ramey ADU Home**

217 N Meadow Lane  
 Madison, WI 53705

PHONE:

FAX:

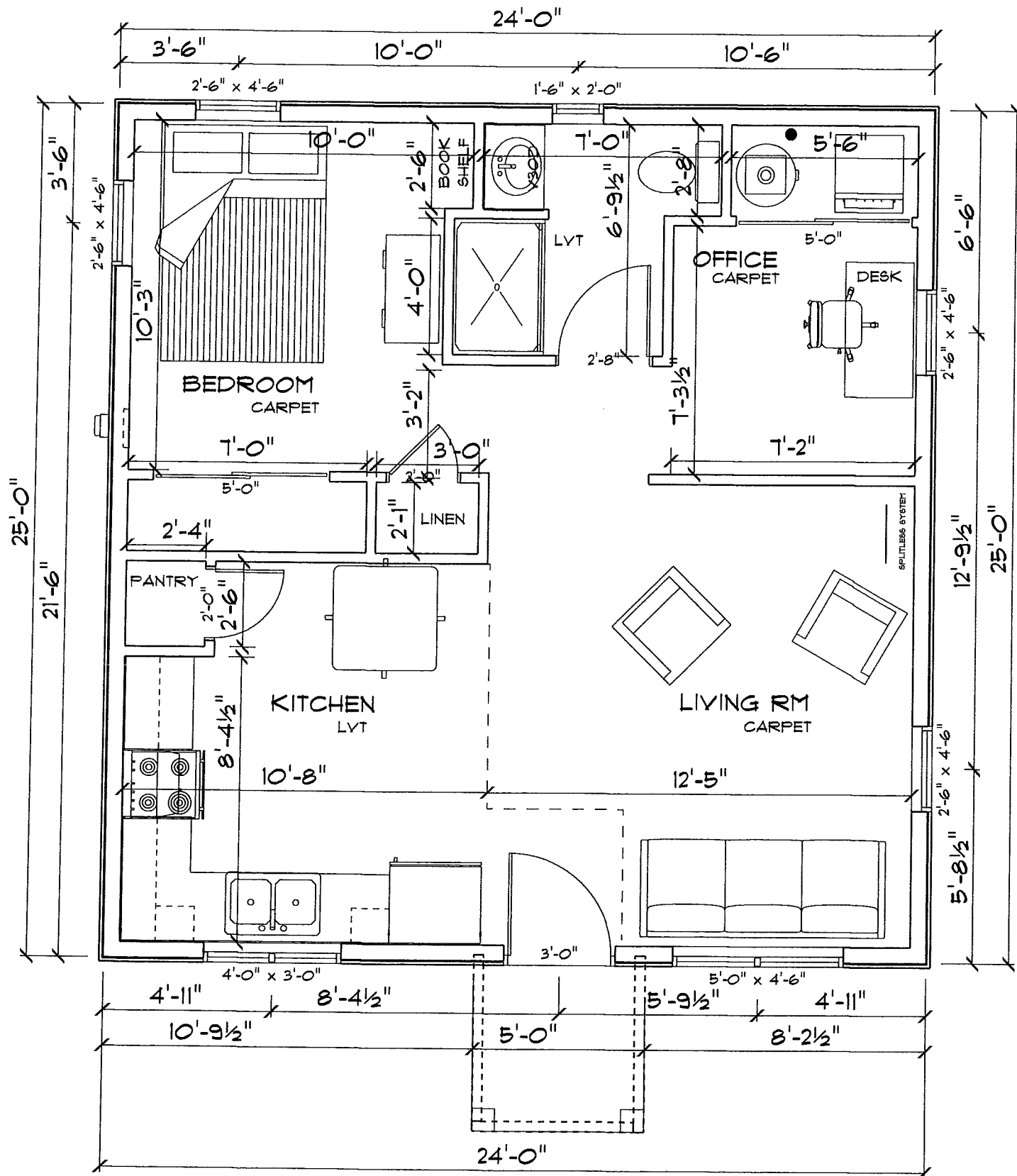
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**SOFTPLAN**  
 ARCHITECTURAL DESIGN SOFTWARE

**NextStep Building & Design LLC**

2932 Green Avenue  
 Blue Mounds, WI 53517  
 PHONE:  
 FAX:  
 toddpseiler@gmail.com

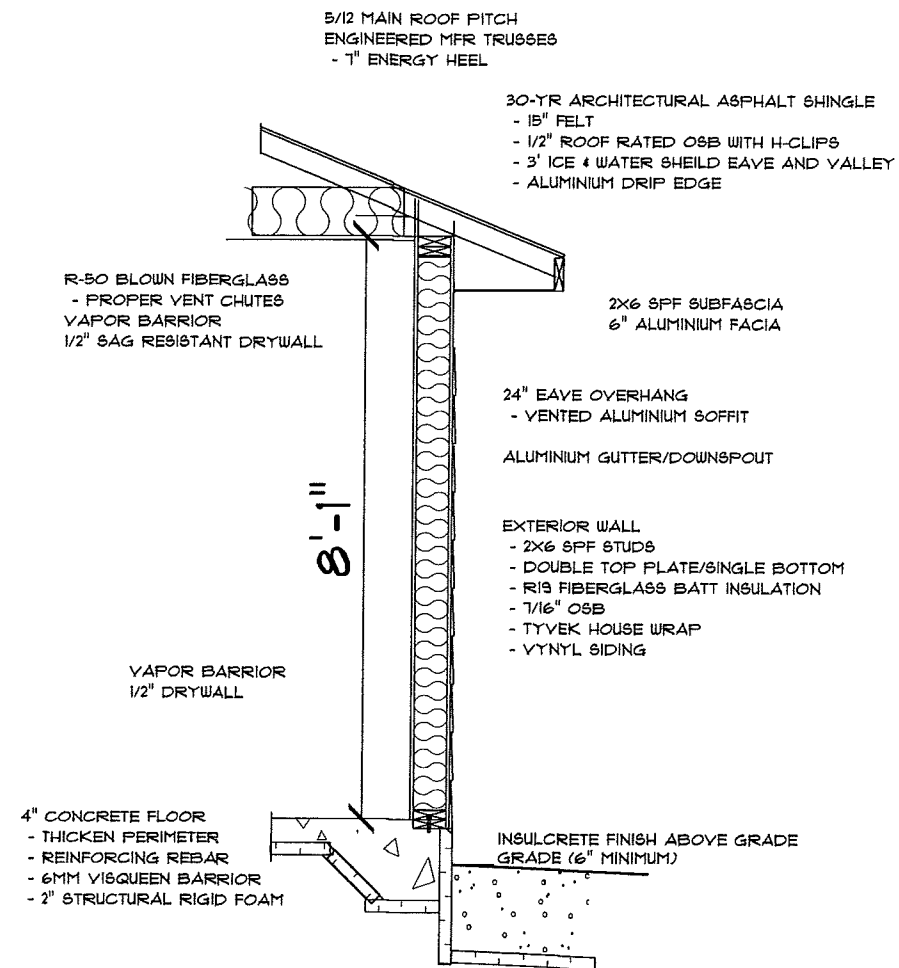


# 1ST FLOOR PLAN

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

AREA SCHEDULE	
NAME	AREA
1st Floor Finished	600.0 sq ft.
Open Front Porch	25.0 sq ft.

# RANCH HOME CROSS SECTION



## Ramey ADU Home

217 N Meadow Lane  
Madison, WI 53705

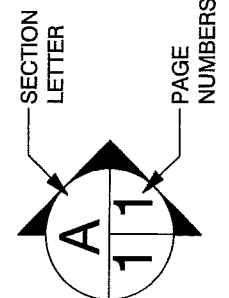
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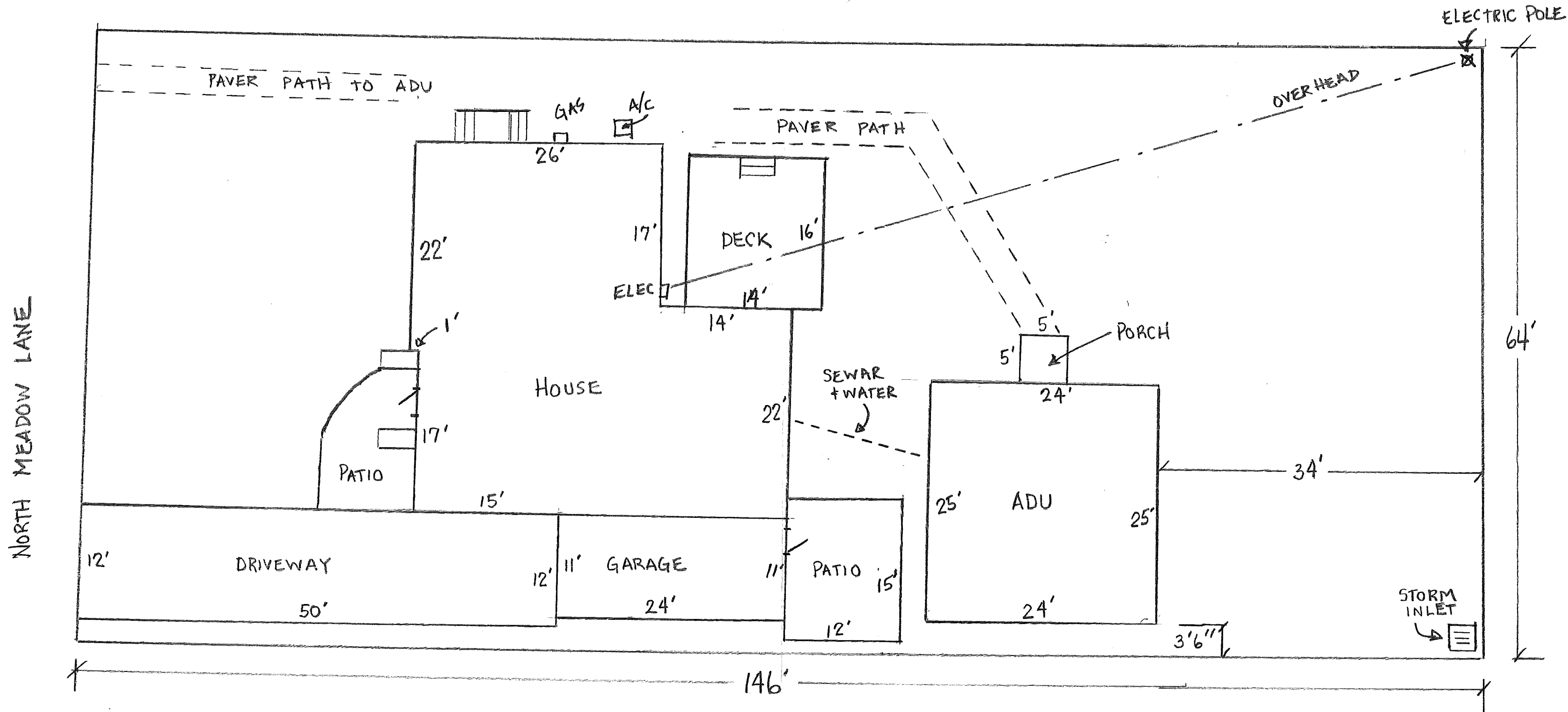
**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

**NextStep Building & Design LLC**

2932 Green Avenue  
Blue Mounds, WI 53517

PHONE:  
FAX:  
toddpseller@gmail.com





NORTH MEADOW LANE



SCALE: 1:100

**Land Use Ratio's:**

Primary residence	1,569.0 SF
Driveway	600.0 SF
Front patio	140.0 SF
Rear patio	180.0 SF
Accessory Dwelling Unit	625.0 SF

Total Impervious	3,114.0 SF
Total Lot	9,344.0 SF
Impervious ratio/lot	33.33%

**Melanie Ramey Residence**

217 North Meadow Lane  
 Madison, WI 53705  
 Sunset Village, Lot 372  
 Sunset Ridge Addition  
 Parcel # 070920106212

**Accessory Dwelling Unit Ratio:**

Primary residence	1,569.0 SF	
Accessory Dwelling Unit	625.0 SF	39.8%