

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 23rd - Plan Commission meeting and approval of ADU
- May 24th – zoning, building permits, parks fee, prep site for access, utility connections
- May 26th – excavate and pour foundation
- Aug 1st – 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.