

Letter of Intent - Land Use Application

1934 West Lawn Avenue

Conditional use for the construction of an accessory dwelling unit and detached garage

We seek to construct a detached garage/accessory dwelling unit (ADU) on our property, located at 1934 West Lawn Avenue. The livable area would be roughly 570 square feet and the garage area would be roughly 275 square feet. The proposed building is 24'x24'. We will submit our documentation to be reviewed for the May 11, 2020 Plan Commission meeting. Alder Tag Evers has granted us a waiver from the 30 day waiting period based on all adjacent neighbors being in support of this project as well as the thoughtful planning we've undertaken with them and Christensen Construction for the past year.

The main living area will be an open studio with one bathroom and kitchenette. The ground floor will feature one garage stall, a utility closet, and flexible space/office. The building will closely match our primary dwelling with double-hung windows, siding, trim, and roof.

The current garage is original to the property and is quite dilapidated. It's an eyesore and due to poor construction, there are unwanted pests as well as poor rainwater drainage. Furthermore, the garage does not adequately accommodate a modern vehicle. When we purchased the property in 2015, one of our long-term goals was to construct a new structure in place of the existing garage, since the home inspection listed the garage and its deteriorating roof as a defect of the property.

We've been planning this project for over a year and we have carefully considered the opinions and wishes of our neighbors, incorporating their ideas to ensure this structure will not only benefit our property but also fit the neighborhood now and in the future. As stated previously, all homeowners adjacent to our property have no objections to this project and are in full support of the proposed plan.

The proposed ADU would ideally be used to host visiting friends and family members, as well as serve as a potential rental unit due to its proximity to UW campus and the southwest commuter path. We've met with city zoning and planning teams multiple times and this project exceeds all city requirements.

Thank you very much for your consideration of this proposal.

Andrew and Mary Grace Foxwell
Homeowners, 1934 West Lawn Avenue