

Date: May 13 2018  
To: City of Madison Land Use Application  
Re: Letter of Intent for 836 Woodrow Street, Madison, WI 53711

To Whom It May Concern:

Please accept this Letter of Intent seeking Conditional Use approval for the construction of a detached accessory dwelling unit at 836 Woodrow Street.

I've lived at 836 Woodrow St. since April of 2015. Recently, I have been working with Meri Tepper of Tepper Architects to develop plans for a detached accessory dwelling unit to be placed in the rear yard of my property for use by my family. My intention is to develop the ADU so that I can retire and age-in-place in my own home in the neighborhood that I love.

I have already met with Colin Punt of Madison Planning and Jenny Kirchgatter of Madison Zoning to discuss the process for receiving the conditional use. They have informed me that I will be applying for two conditional uses. The first is for the accessory dwelling unit. The second is to have accessory structures cover slightly more than 10% of my lot area.

The proposed architectural massing and the use materials is compatible to the original house and neighborhood. Architectural planes, window concentrations, window aspect ratios and so on will feel very much in keeping with the neighborhood. A material palette of painted lap siding and wood decking is compatible with surrounding houses. The overall size of the ADU is 695 SF with a maximum ridge height of 25 feet.

Below is a description of the proposed lot usage:

- Lot square footage = 5218 SF
- Existing house + front porch footprint = 977 SF
- Existing detached garage footprint = 275 SF
- Existing driveway to remain = 858 SF
- New concrete sidewalk = 100SF
- Proposed ADU footprint (470 SF) + porch overhang (78 SF) = 548 SF
- Floor Area of the ADU = 695 SF

Waterstone Studio and TDS Custom Construction are pricing the current house plans. One of these builders is expected to be the design-build general contractor. The project is anticipated to begin in the fall of 2018 with an estimated completion of spring 2019.

If you have any question regarding the Land Use Application, please don't hesitate to contact me.

Sincerely,

Andy Cusick  
836 Woodrow St  
Madison, WI 53711