

Letter of Intent

901 Woodward Drive, Madison, WI.

Prepared by Steve Kaukl, June 16, 2024

In March 2024 I purchased 901 Woodward Drive, Madison, WI. My initial intent was to remodel and add on to the existing house. Initial estimates to do so came in at a cost significantly higher than the estimated cost to remove and replace the existing house and detached garage.

Orientation:

The lot is only 50 feet wide. I attempted a design which would have had side loaded garages, but this could not be made to work within the confines of 50 feet. A three car garage will face north, towards Woodward Drive.

Elevation: I anticipate that the basement for the new house will sit at approximately the same elevation as the existing house. The replacement house will sit approximately 4-5 feet higher than the existing house due to increasing the ceiling height in the basement by 1 foot, the main level by 2 feet and the use of deeper joists & trusses than those of the existing house. The house will be less than 35' overall height limit, as measured as an average of the median height of each of the four sides.

Proposed Lakefront setback.

As allowed by Madison General Ordinances ("MGO") 28.138.4(a)(1), I used the average setback of the two adjacent houses. 821 Woodward Drive is set back 69 feet from Lake Mendota. 905 Woodward Drive is set back 70 feet from Lake Mendota. My proposed set back is 69.5 feet. See "Woodward_Dr_901_PRE_Setback_2024-06-16.

MGO 28.138.4(a) "Lakefront Yard Setback" states: "The yard that abuts the lake shall be referred to as the "lakefront yard." The lakefront yard is not the front yard and shall be a side or rear yard for the purposes of the zoning code."

MGO 28.132.1 "Encroachments Into Setback Areas" states that a balcony may encroach up to 6 feet into a rear yard setback.

The attachment "Woodward_Dr_901_Perspective_2024-06-16" contains a perspective view of the house, balconies and anticipated lake front yard landscaping.

Notifications & Waiver:

I sent an initial contact message in January 2024, prior to finalizing the purchase of the property, regarding my plans for the property to Alder Charles Myadze, The Lerdahl Park Neighborhood Association and the Northside Business Association. I sent formal notice that I intended to apply for

permits to remove and replace the house on May 18, 2024. I requested and received a waiver of the notice deadline from Alder Myadze.

Pre-Application Meeting With Staff:

I had two face to face meetings with Chrissy Thiele regarding my thoughts on a replacement house in January 2024. At that time, she provided me with information on setbacks and the additional requirements for a lakefront property. I exchanged several emails about the project with William Hutt of the Zoning Department between February and April of 2024.

Lakefront Shoreline Vegetation:

As required by the Land Use Application Supplemental Requirements for Lakefront Development:

1. There are currently 5 shrubs located on the second terrace above the lakefront level. It is my intention to retain those 5 shrubs, or to replace them if they cannot be retained due to construction activities.
2. There are no trees or shrubs located with 35 feet of the ordinary high water mark which are intended to be removed.
3. Lot coverage. The lakefront area square footage is 35' by 50' = 1750 sq ft. I intend for there to be two retaining walls and one 3' wide walkway within this area. Walkway: 35' x 3' = 105 sq ft. Retaining Walls Area: 2 walls x 1.5' width x 47' length = 141 sq ft. Coverage = 246 sq ft. Percentage coverage = $246/1750 = 14.05\%$
4. See "Woodward_Dr_901_PRE_Perspective_2024-06-16.pdf" for read yard intended landscaping. Due to the narrow lot, only 2-3' planting beds are practical for the east and west sides of the house. I intend to have small shrubs and flowering bushes installed in those beds. The north facing yard will be grass on either side of the driveway.
5. Please see "Woodward_Dr_901_PRE_Setback_2024-06-16" for lake front setback calculation.