

December 11, 2017

City of Madison Planning Commission
126 South Hamilton Street
P.O. Box 2985
Madison, WI 53701-2985

We, the owners of 26 North Baldwin St., propose to construct a detached two-story, two-car garage in the rear yard of the subject property, which will contain a second-story accessory dwelling unit (ADU). The property is currently undeveloped. We also plan to build a two-story single family residence on the street facing side of the property. Construction would commence immediately at or upon approval by the common council and be completed on or before December 31, 2018.

The project is designed and engineered by Chris Cook Homes and Schneider Haus DesignWerks. Chris Cook Homes will manage the building process of the main house and the ADU. The main house and ADU would be constructed concurrently. The water and sewer of the ADU will be linked to the main house.

The Accessory Dwelling Unit will be located in at the back of the property and will be accessed from a driveway that extends along the southeastern property line. The façade of the ADU complements the main home with matching colors and materials for siding, windows, trim and shingles. The proposed accessory building will contain 728 square feet of ground floor area (28 feet wide, 26 feet deep) with parking for 2 cars and a ground floor enclosed entry for the garage. The second floor will include 610 square feet of living space for the ADU, which would contain 1 bedroom, living area, kitchen and bath. The entrance is along the south side of the accessory unit, which will be accessed from an interior stair.

The living space above the proposed ADU would initially be used as a long term rental with the future intent to be living quarters for our parents.

Thank you for your consideration,
Richard & Bethany Radloff