

Land Use Application

Letter of Intent

1001 Woodward Drive
Madison, WI 53704

March 20, 2013

Project Team

- Brett & Kim Sprecher, owners and currently live in 1002 Woodward Drive for the past 23 years
- Quality West Construction, Inc., PO Box 12, Mt Horeb, WI 53572
 - Custom home builder
 - Gary Karls, owner
 - Todd Seiler, Ken Karls, employee

Existing Conditions

- Existing home has serious structural flaws including leaning away from lake 5" per 8'. Many existing conditions (electrical, deck framing, stairs clearance, etc) are no longer code compliant which makes remodeling this home financially ineffective.

Proposed Use

- Propose to continue use of single family residential home

Hours of Operation

- Monday to Friday, 8 am to 5 pm
- Saturday, 9 am to 2 pm

Building Square Footage

- New Home
 - Foundation is 1,736 SF unfinished
 - 1st Floor is 1,736 SF with 324 SF of concrete patio
 - 2nd Floor is 1,242 SF with 326 SF of deck
- New Garage is 876 SF unfinished

Number of Dwelling Units

- This property is zoned SR-C1 for single family residence and would remain single family residence

Auto and Bike Parking Stalls

- There would be no auto or bike parking stalls, but would include driveway access to garage

Lot Coverage & Usable Open Space Calculations

- Lot 9 is 15,332 SF to OHWM
- Proposed Structures
 - Proposed house is 1,756 SF
 - Proposed deck is 324 SF
 - Proposed garage is 876 SF
 - Proposed driveway and sidewalk is 1,248 SF

- Proposed Impervious Ratio is $4,192/15,332 = 27.3\%$
- Proposed back of house to OHWM green space (excluding existing boat house) is 7,051 SF
- Proposed back of house to OHWM green space is 6,775 SF

Value of Land

- Current assessed land value is \$425,900
- Current assessed improvements value is \$112,600
- Current total assessed value is \$538,500

Estimated Project Costs

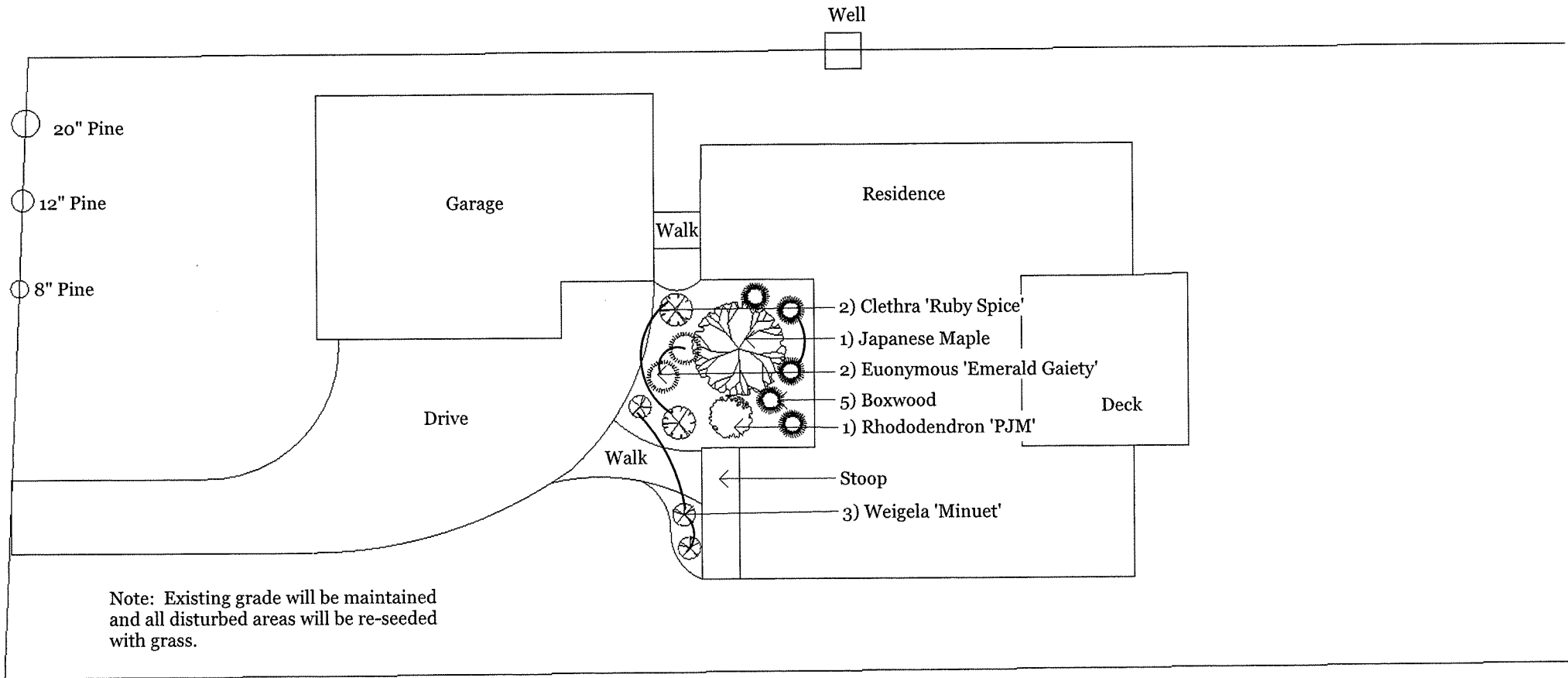
- Estimated demolition, new construction and land restoration cost is \$550,000

Number of Construction & Full-Time Equivalent Jobs Created

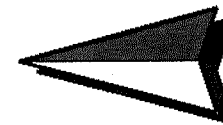
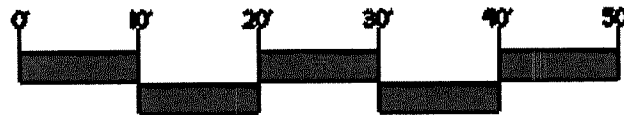
- This might not pertain to single family residential, but this project will hire over 30 quality contractors in the Madison area for work

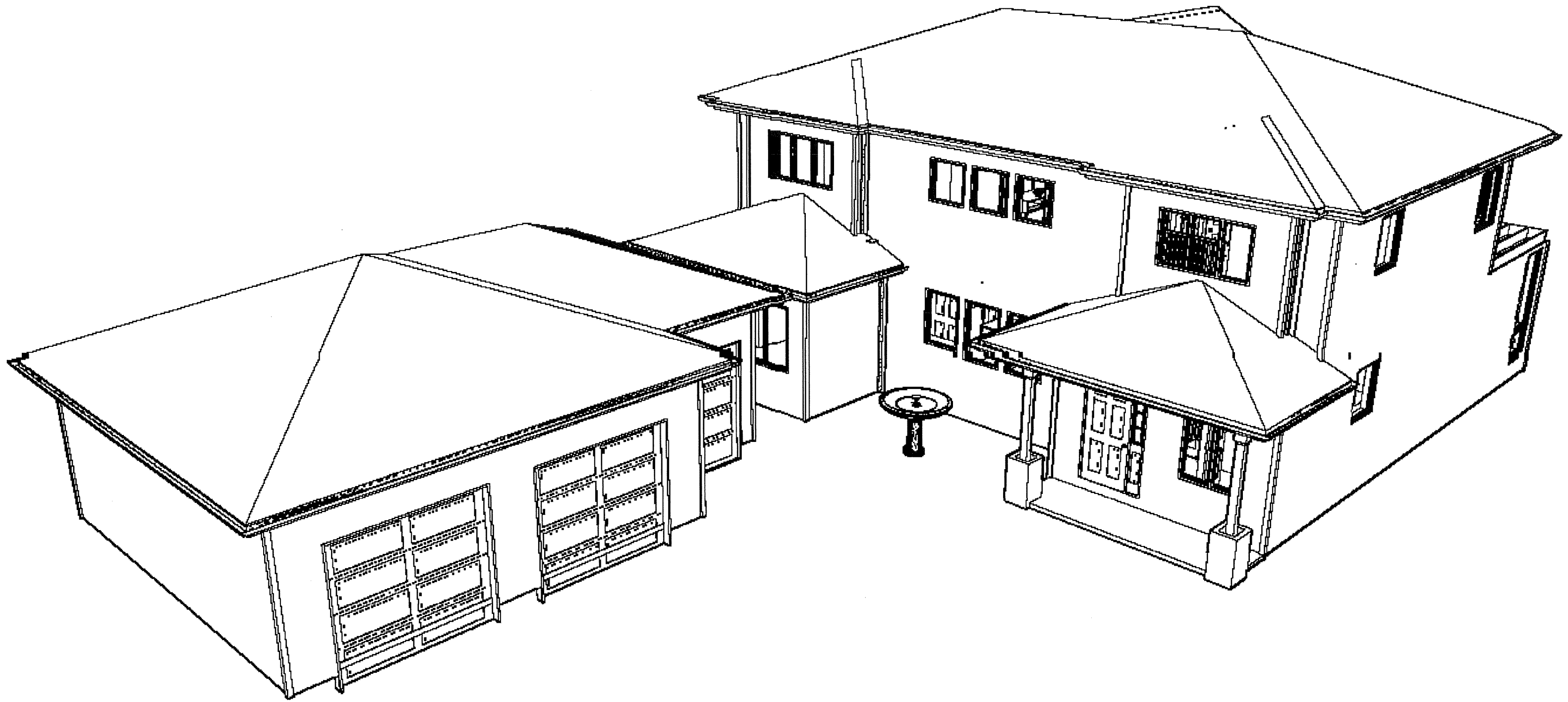
Public Subsidy Requested

- None



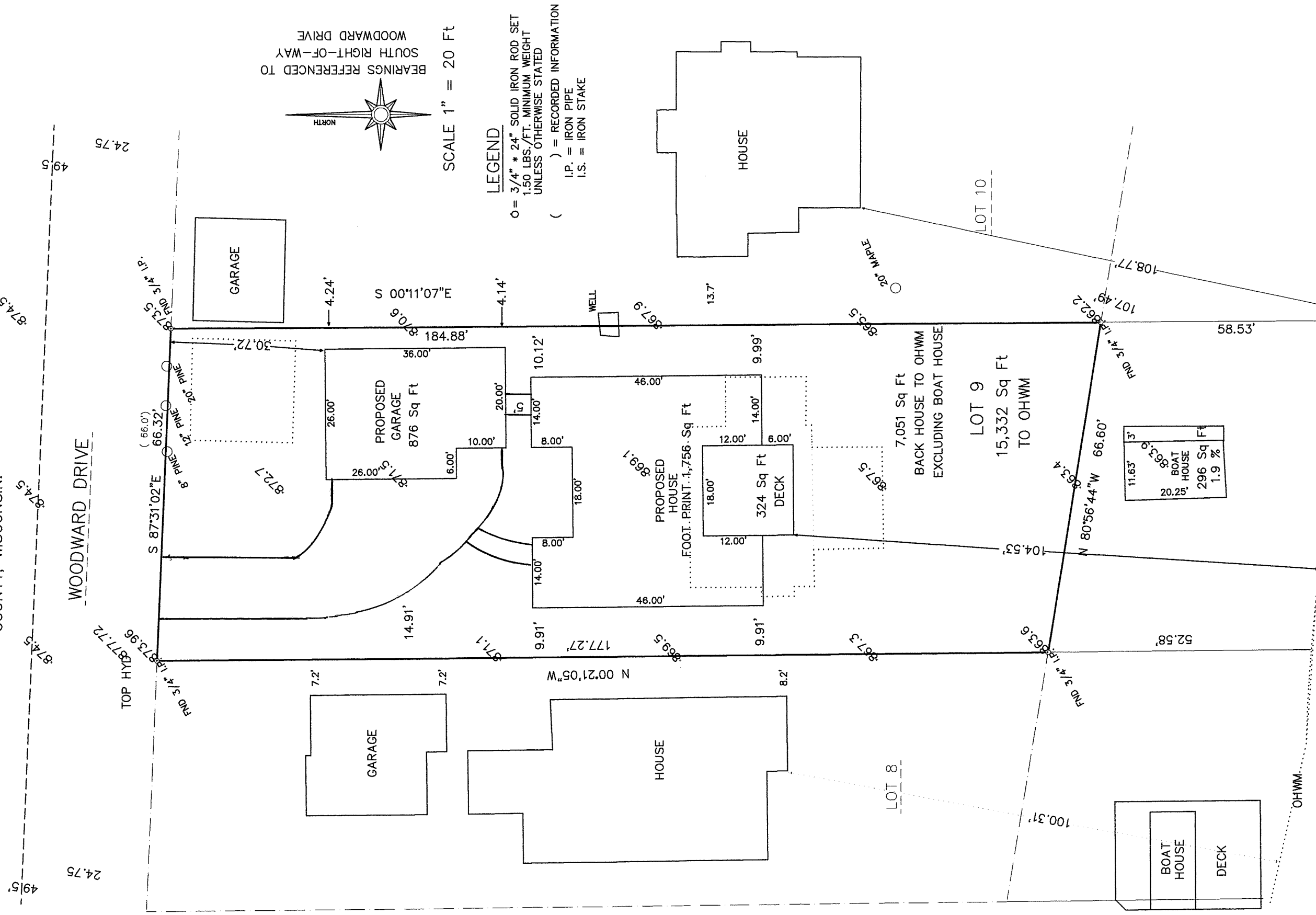
Scale 1" = 16'-0"





SITE PLAN

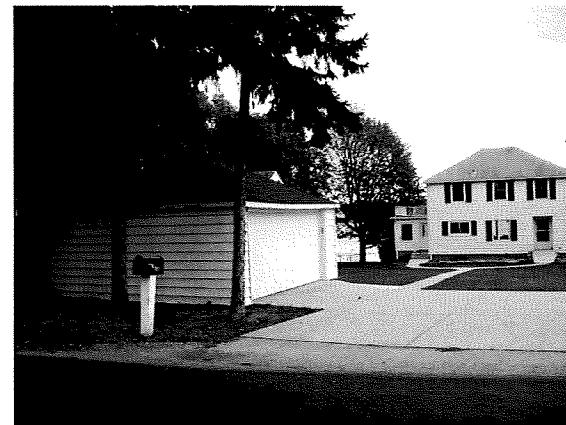
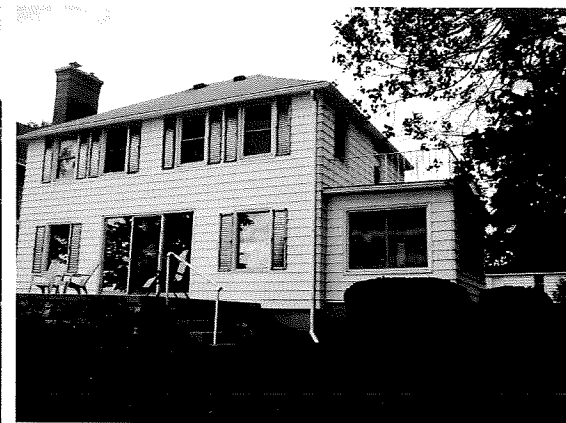
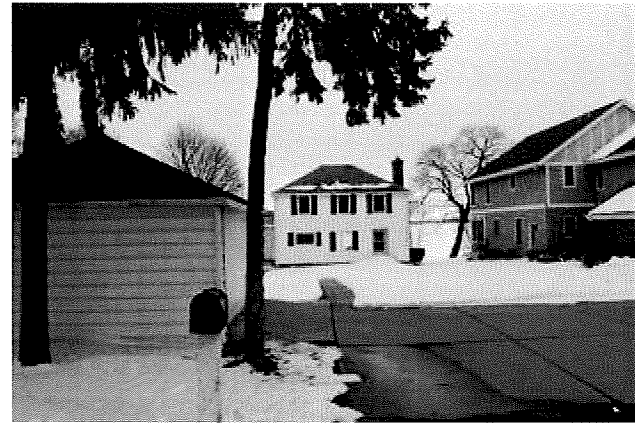
DESCRIPTION:
 LOT 9, NORTH PARK, CITY OF MADISON, DANE
 COUNTY, WISCONSIN.



GRADES REFERENCED TO LAKE LEVEL 849.40 NGVD29

3/7/13

Existing Home on 1001 Woodward Drive

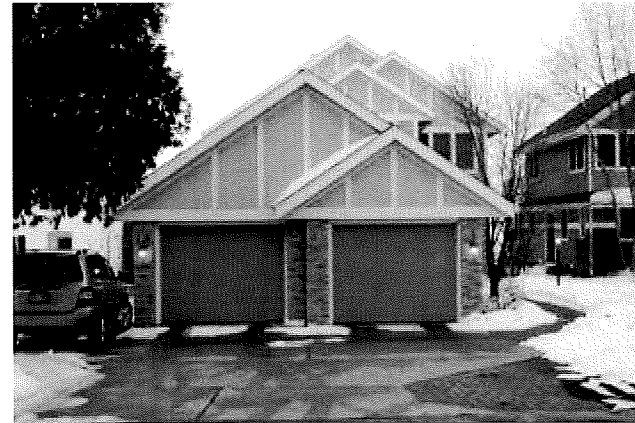
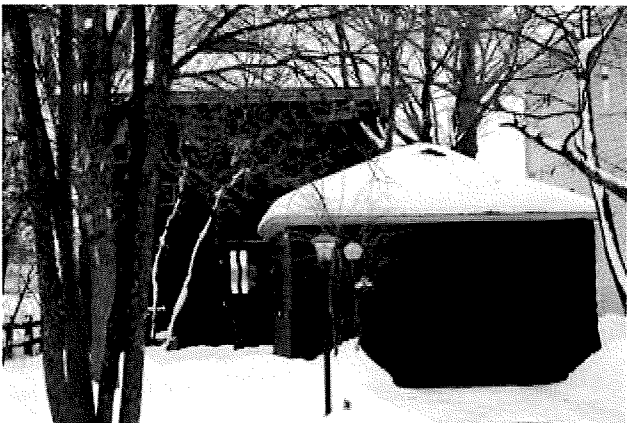
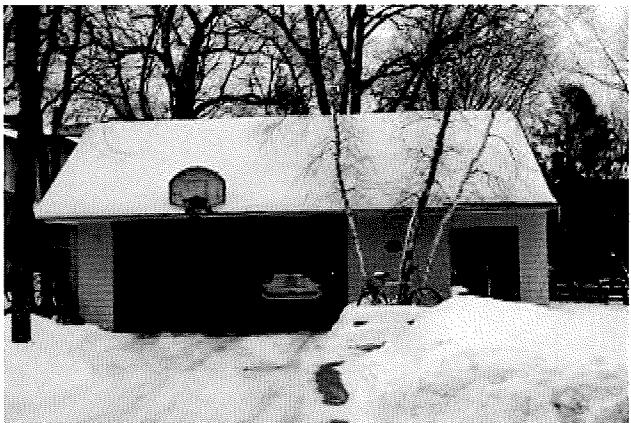
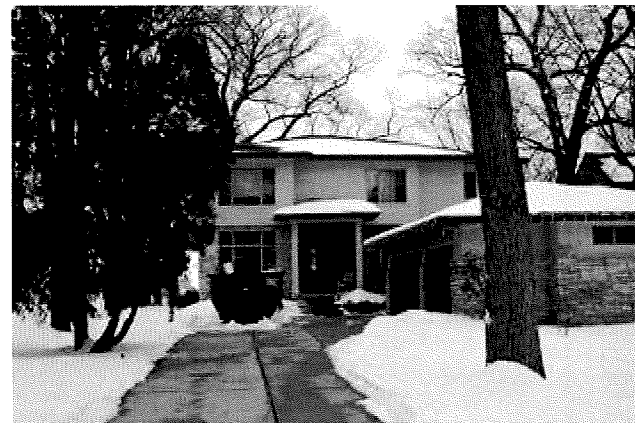
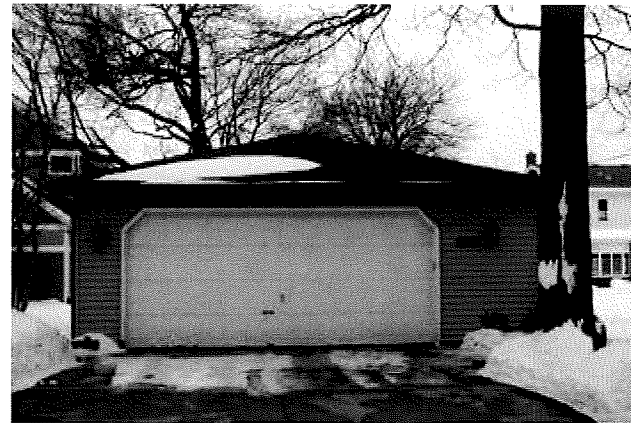
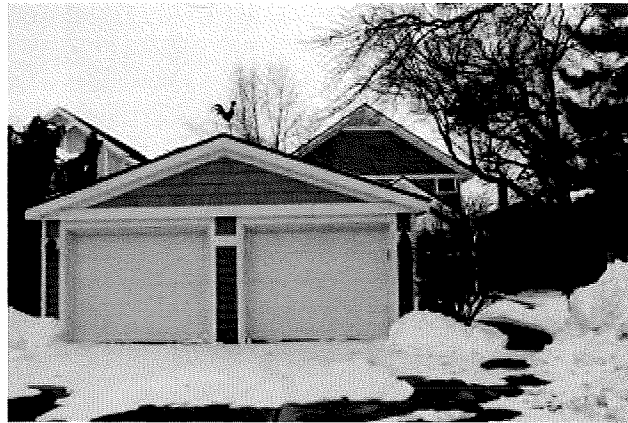
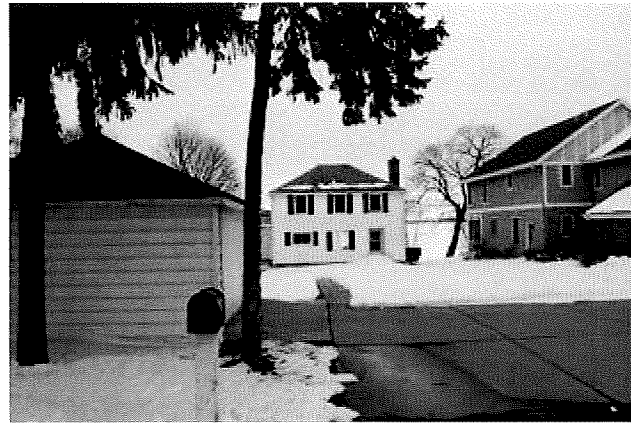


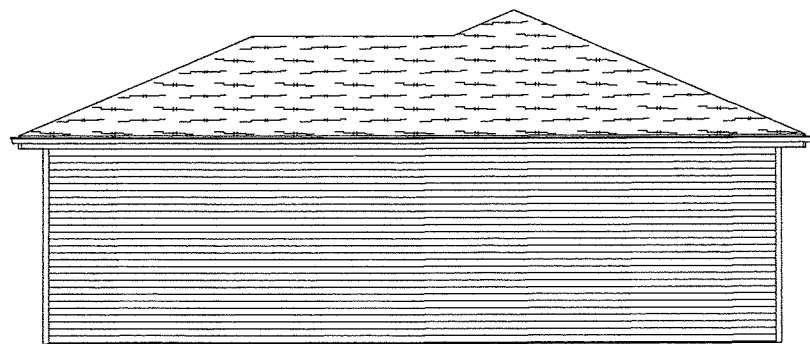
Direct Neighboring Homes to 1001 Woodward Drive



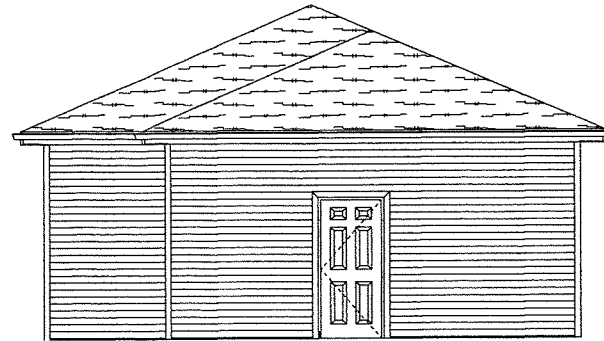


Neighboring Homes to 1001 Woodward Drive

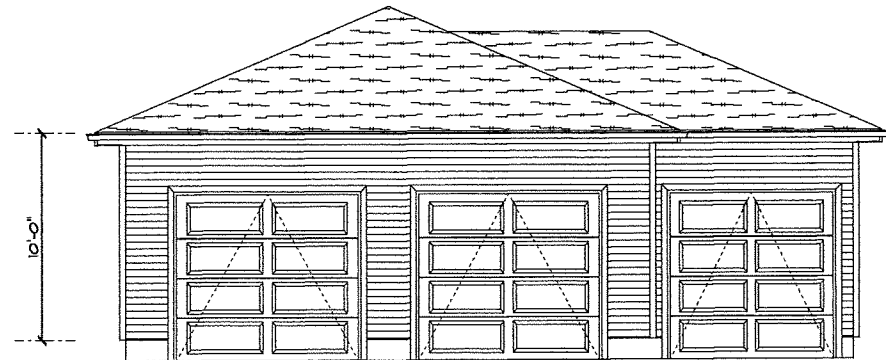




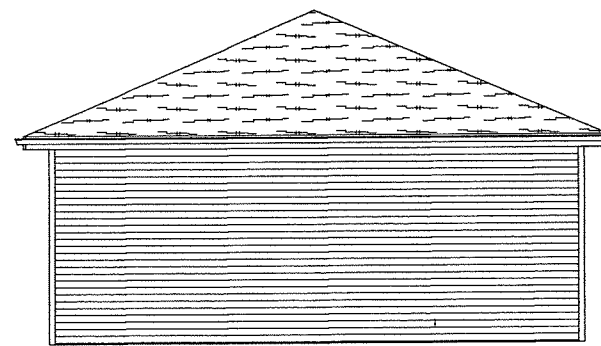
GARAGE REAR



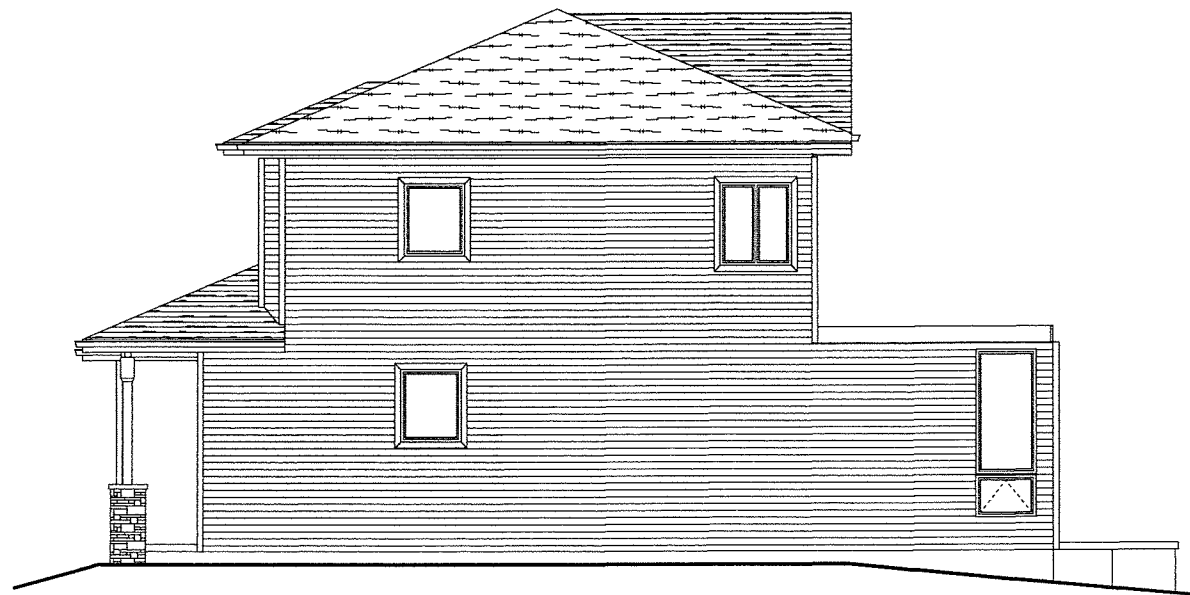
GARAGE RIGHT



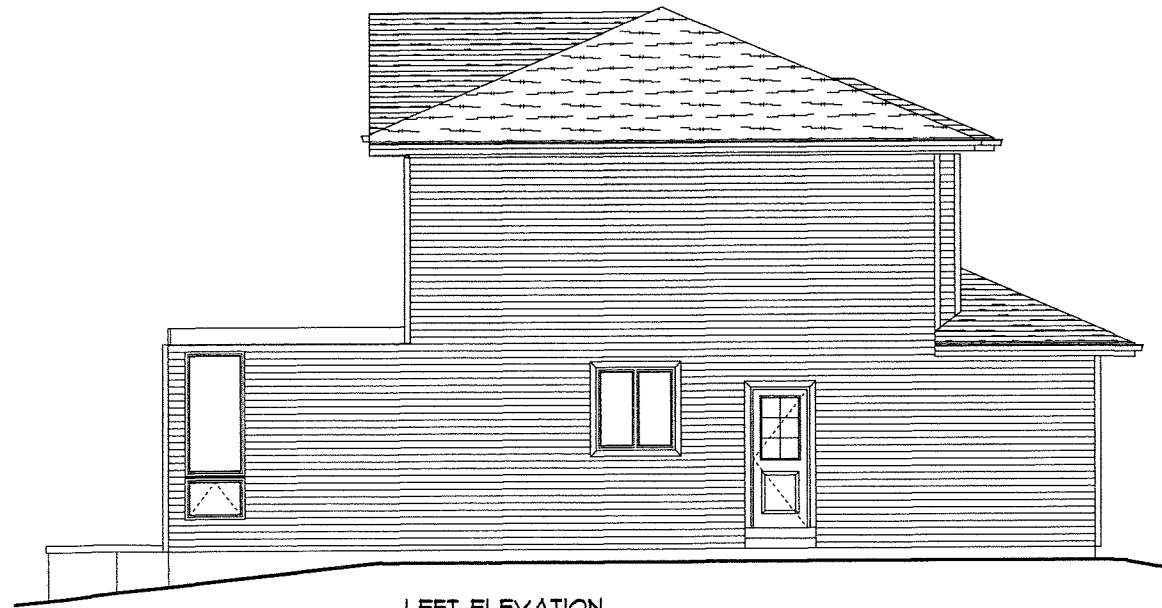
GARAGE FRONT



GARAGE LEFT



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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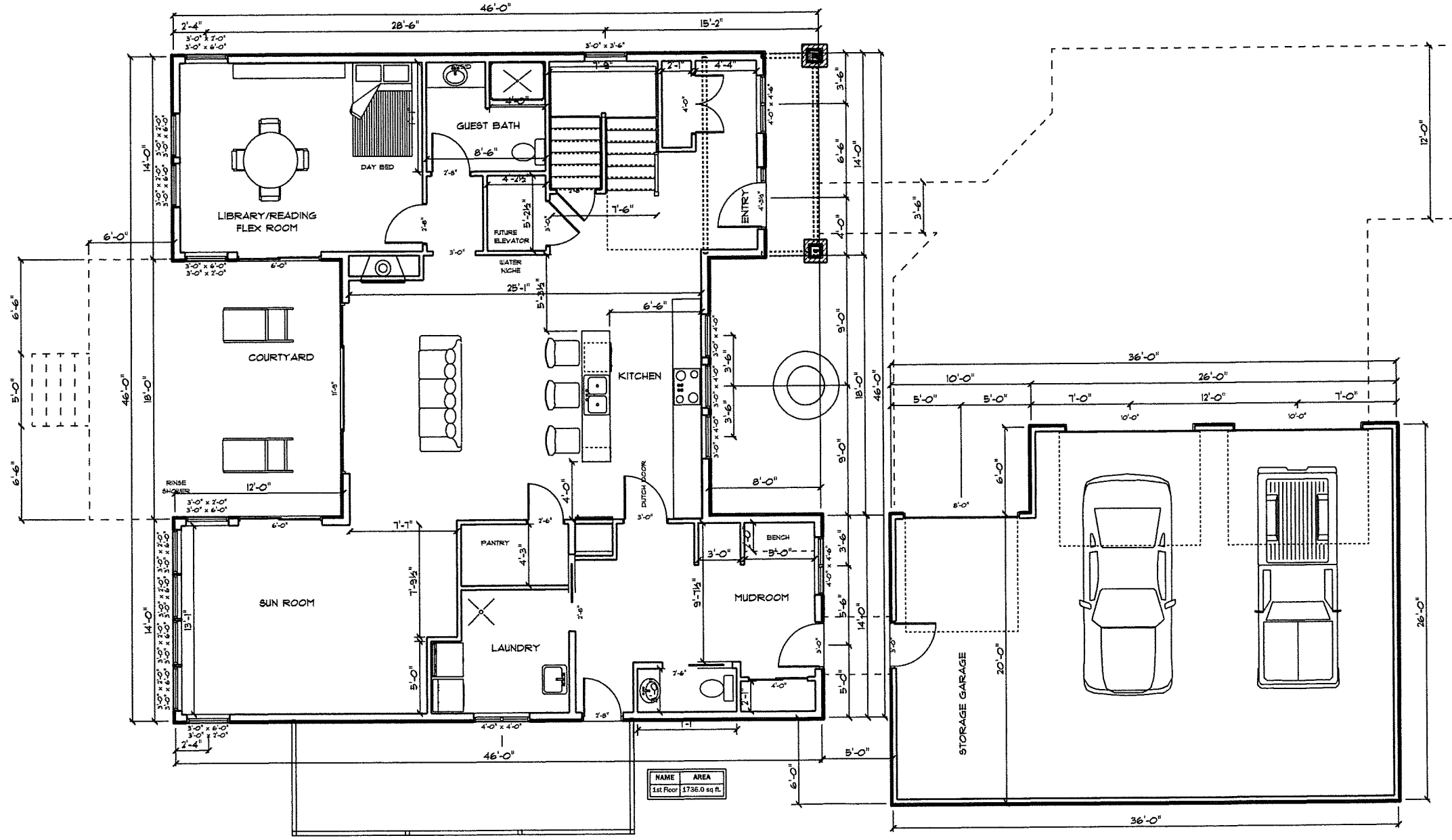
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DRAWN BY: _____
DATE: March 20, 2013

Quality West Construction
PHONE: 608-798-8274
FAX: 608-798-8461
qualitywest@qwc.com
4440 CTH F
Madison, WI 53712

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

BRETT & KIM SPRECHER
1001 WOODWARD DRIVE
MADISON, WI 53704



BRETT & KIM SPEICHER
 1001 WOODWARD DRIVE
 MADISON, WI 53704

SOFTPLAN
 ARCHITECTURAL DESIGN SOFTWARE

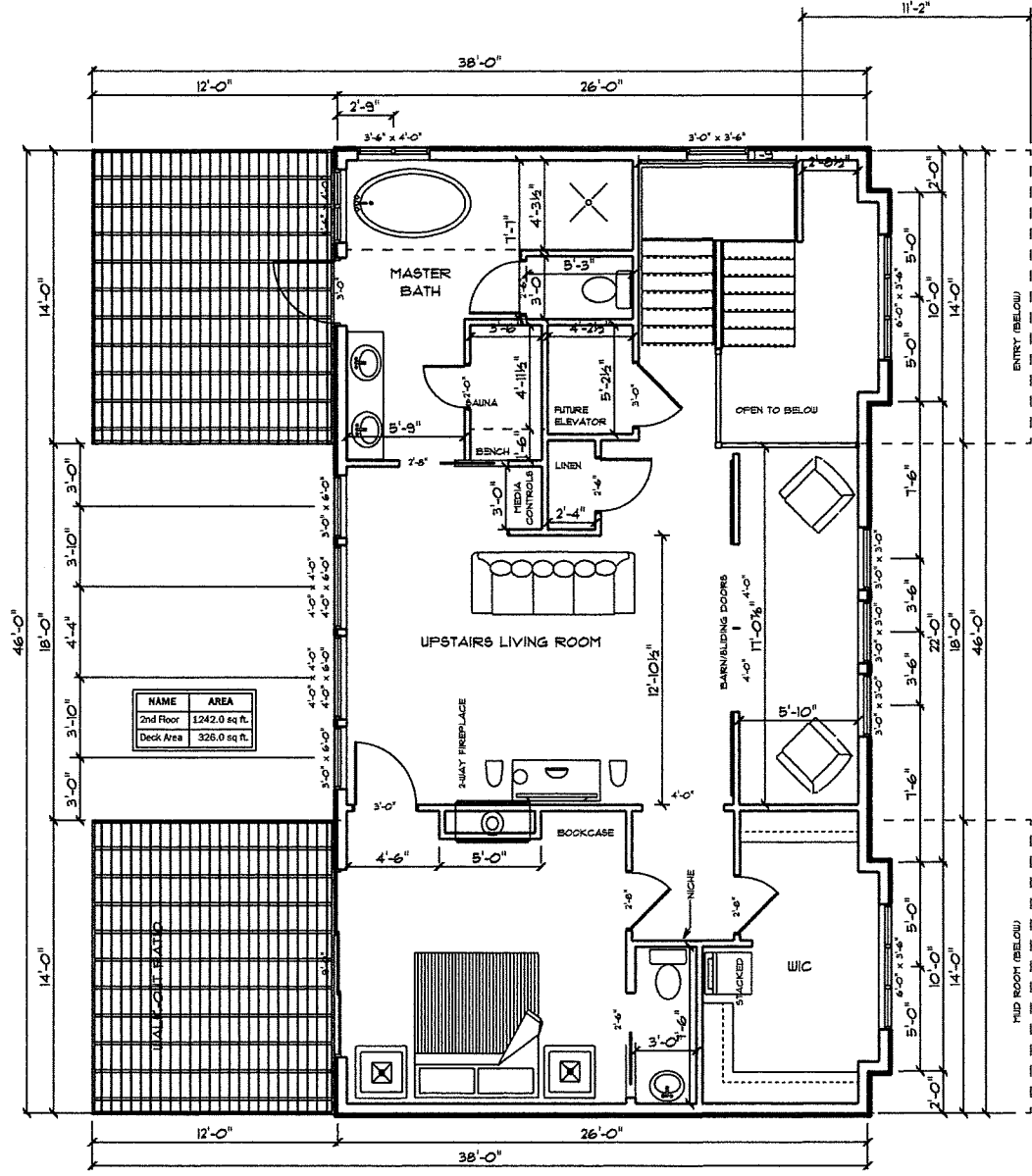
Quality West Construction
 4445 CTH P
 Mt. Horeb
 WI 53572
 PHONE: 608-798-9774
 FAX: 608-798-3461
 qualitywest@yahoo.com

SCALE: 0.113" = 1'-0"
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 DATE: March 20, 2013

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BRETT A. KIM, SPRECHER
 1001 WOODWARD DRIVE
 MADISON, WI 53704

SOFTPLAN
 ARCHITECTURAL DESIGN SOFTWARE

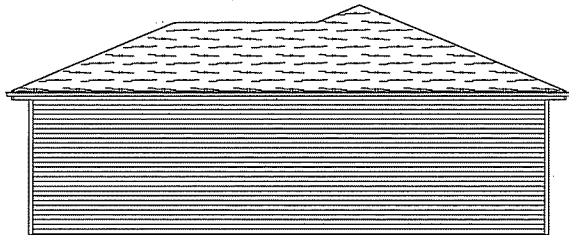
Quality West Construction
 PHONE: 608-796-3774
 FAX: 608-798-3461
 qualitywest@yahoo.com

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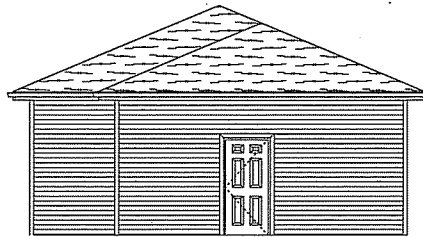
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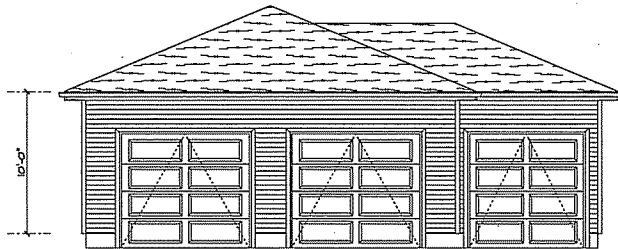
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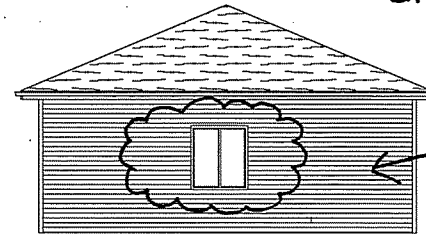
GARAGE REAR



GARAGE RIGHT

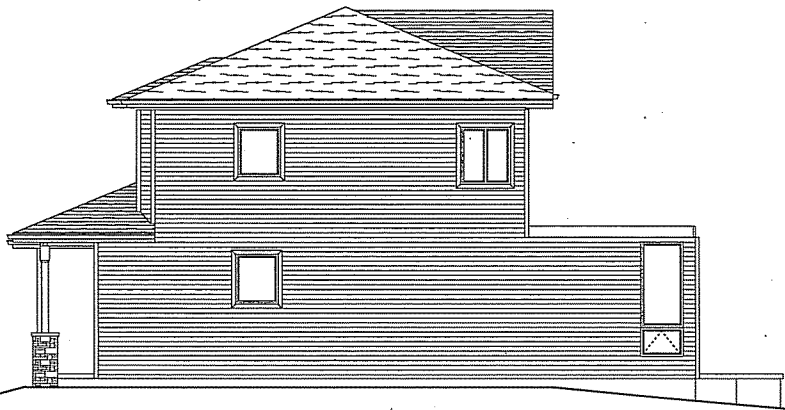


GARAGE FRONT



GARAGE LEFT (STREET SIDE)

REVISED GARAGE ELEVATION DRAWING (WITH WINDOW ADDED)

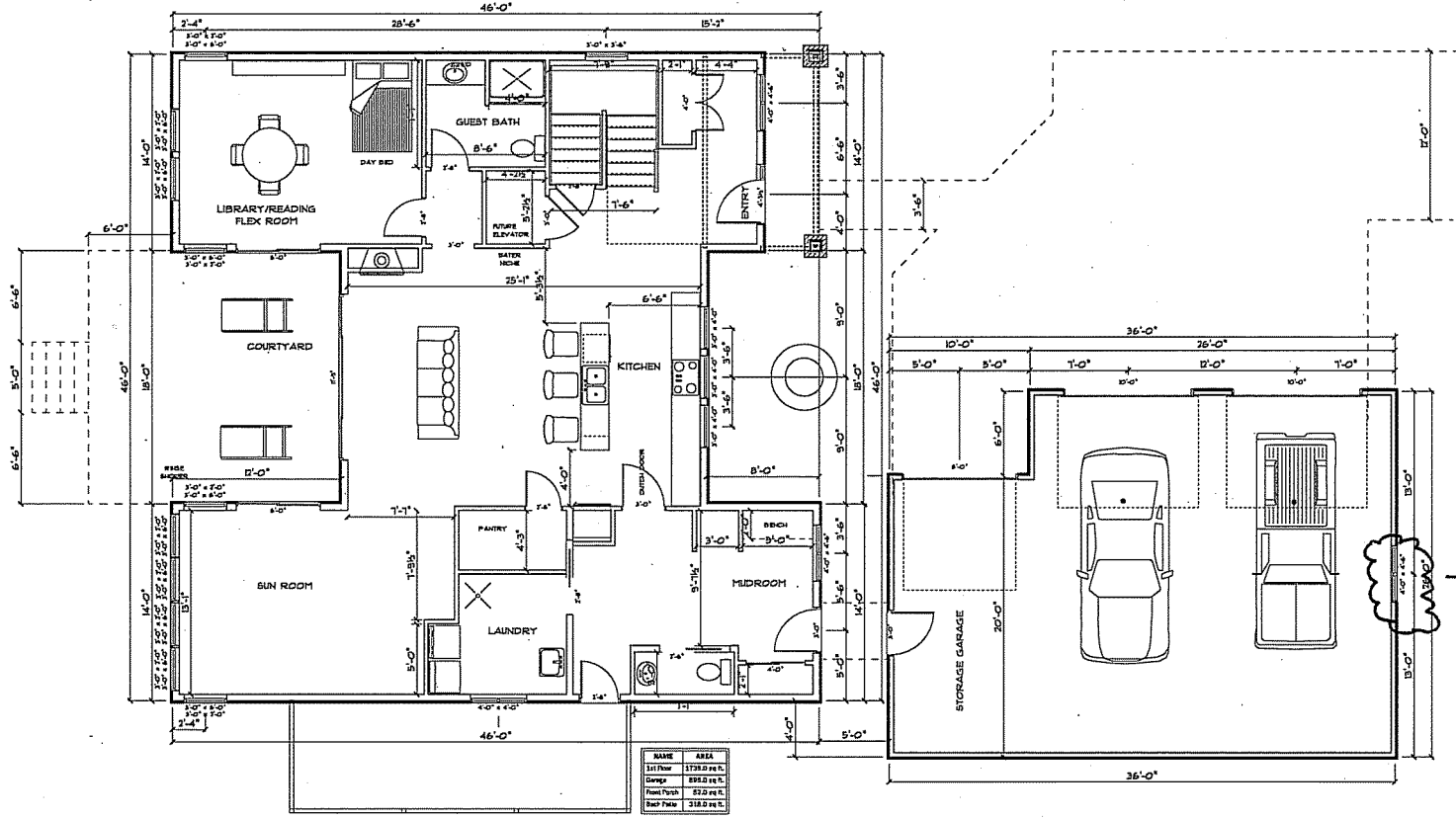


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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SECTION LETTER	PAGE NUMBER
A	1
DRAWN BY: T. SEILER	DATE: April 13, 2013
QUALITY WEST CONSTRUCTION, INC. 4443 CTH J MT MORRIS, WI 53972 608-755-5174 (OFFICE)	
SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE	
SHEET 1 OF 4 PERMITOR: BOB WOODWARD DRIVE MADISON, WI 53704	



DATE	AREA
1st Floor	2729.0 sq. ft.
Garage	829.0 sq. ft.
Front Porch	87.0 sq. ft.
Back Porch	218.0 sq. ft.