



December 20, 2017

**City of Madison
Department of Planning and Community Development
126 S. Hamilton St.
Madison, WI 53701**

Re: 4146 Veith Avenue
Conditional Use Permit
Letter of Intent

On behalf of property owners Stephanie Mader and Dan Holvick, I am submitting this Land Use Application for an expansion to their single-family home, located in a lakefront zoning district at 4146 Veith Avenue.

Due to the proposed expansion to the residence exceeding 500 square feet, we understand that this will require a conditional use permit. We have satisfied the requirements of the land use application, and are submitting this letter of intent along with the application and requisite drawings.

Note that this project had previously sought a variance to expand toward the lake, however the variance was denied, resulting in this current expansion to add a second floor.

Project Overview:

The proposed project is an addition to an existing single-family residence. Expansion will generally occur by adding a second story to the home, with a two-level deck and three-season porch addition to the lake side.

Project Team:

Owner / Developer:
Stephanie Mader
& Dan Holvick
4146 Veith Avenue
Madison, WI 53704

Agent / Architect:
Shulfer Architects, LLC
Steve Shulfer
7780 Elmwood Ave., suite 208
Middleton, WI 53562

Project Data:

Proposed Use:	Single family residential (expansion)
Lot size:	23,681 sf (0.54 acres)
Existing Building:	1,875 sf footprint 1 story with exposed basement level
New Building:	2,410 sf footprint Plus 1,632 sf second floor addition
Zoning District:	SR-C2



Automobile Parking: 3 garage spaces provided with driveway parking on lot
Occurs on street side (East)

Setbacks: Lakeside: 239.4' (calculated by City staff, in drawings)
Side yard: 7'
Street yard: 30'

Building Height: 2 story plus exposed basement
Max 35-feet above grade measured at mid of elevation
One side permitted to be 25% taller (41-feet)
South Elevation: 25'-2"
West Elevation: 32'-3"
North Elevation: 25'-2"
East Elevation: 25'-2"

Conditional Use:

Due to lakefront zoning district, the expansion greater than 500 square feet will require a Conditional Use Permit.

Site Design:

The existing property is a single-family home, set back from the lakefront such that it is behind the average view line of all neighboring properties. This expansion will not intrude upon any sight lines, nor will it encroach on any setbacks.

An addition for a new garage was previously approved and is under construction (Phase 1 project, less than 500 square feet). This phase will include expansion above the existing house, as well as above the new garage.

Expansion is proposed to include a new 3-season porch and two-level decks on the lake side, but will not encroach on setbacks.

Exterior Building Design:

The remodel of the exterior of the home will include new siding, roofing, windows and trims. The second floor expansion will compliment and be included in the new design as seen in drawings attached.

Thank you for considering this Land Use Application, I look forward to discussing this project more in the coming weeks.

Respectfully,

A handwritten signature in black ink, appearing to read "Steve Shulfer", written over a circular stamp or seal.

Steve Shulfer, AIA
Sketchworks Architecture, LLC