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Letter of Intent

Land Use Application

Project: 3914 Winnemac Ave.

Date: May 30, 2018

Legal Description:

Lot nine (9), Block Thirteen (13), West Wingra Addition in the City of Madison, Dane County, Wisconsin.

Narrative Description:

The Owner of the property located at 3914 Winnemac Avenue proposes to demolish the existing one-story house, which is suffering from a compromised foundation and some rot, is non-compliant with the existing zoning code, and no longer meets the Owner's needs. The existing site is relatively flat with some trees, an existing paver driveway and a small shed. The zoning for this lot is TR-C1.

The new proposed house is a 1 ½ story, single-family, high performance house, approximately 1,500 sf in size with two bedrooms and one bathroom. The house is fairly traditional in it's design and will blend nicely with the style and scale of the existing neighborhood houses. As a part of the project, the existing driveway will be replaced and extended. Some of the trees will need to be removed, but the Owner intends to keep as many as possible via professional tree trimming and careful tree protection during construction. No garage is planned at this time, but a future garage or carport is a possibility. The existing site is relatively flat and will not be significantly re-graded.

Project demolition and subsequent construction is tentatively scheduled to start on August 20th, 2018 and continue for a duration of approximately 24 weeks, culminating in late February or early March of 2019.