

LAND USE APPLICATION – LETTER OF INTENT

From: Legacy Custom Remodeling, LLC
Josh Wanta, Owner
7602 Riverside Road
Verona, WI 53593
josh@legacycr.com
Phone: 608-835-1822

Architect: Ryan Schultz
OpenDesign.com
316 West Washington Ave., Suite 675
Madison, WI 53703
Ryan.Schultz@openingdesign.com
Phone: 773-425-6456

Re: Letter of Intent for Garage and Accessory Dwelling Unit (ADU)
1020 Sherman Avenue, Madison, WI 53703
Owners: Mike and Maura Crooks
mcrooks@vonbriesen.com
Phone: 608-287-3926

Date: February 19, 2020

Project Team

- Josh Wanta, owner of Legacy Custom Remodeling will general contract the construction of this single story, garage and residential dwelling accessory unit in rear of home
- Subcontractors and material suppliers as coordinated by general contractor

Existing Conditions

- Residential home with large backyard
- No existing structures/buildings will be changed
- Construction access to rear yard will be on north side of home, same side as home's driveway and prior garage

Project Schedule

- May 21st – Plan Commission meeting and approval of ADU
- May 22nd – zoning, building permits, parks fee, prep site for access, utility connections
- June 1st – excavate and pour foundation
- September 1st – complete building, restore landscape/lawn

Proposed Uses

- Garage for owner occupied residence
- This ADU is planned to be used by the owner's family (four children and seven siblings) when visiting
- The ADU is 700 square feet of conditioned space and 25 square feet of open front porch

Hours of Operation of Construction

- Monday-Friday, 7:30 a.m. to 5:00 p.m.
- Saturday, 8:00 a.m. to 5:00 p.m.

Building Square Footage

- Total size of building is 700 square feet of building footprint

Number of Dwelling Units

- After project is completed, this lot will have one primary dwelling unit, plus one garage and one accessory dwelling unit (total of 2 dwelling units) behind the garage

Auto Parking

- The garage will open up a spot on Sherman Avenue where parking is at a premium

Lot Coverage and Usable Open Space Calculation

- Existing home = 3,500 square feet
- Existing driveway, front porch and back patio = 1,000 square feet
- Proposed ADU = 700 square feet
- 1020 Sherman Avenue lot parcel – 9,000 square feet
- Remaining useable/open AFTER completing proposed ADU = 6,000 square feet which is 70% green space

Value of Land (existing)

- | | |
|------------------|--------------|
| • Land Value | \$500,000.00 |
| • Improved Value | \$300,000.00 |
| • Total Value | \$800,000.00 |

Estimated Project Cost

- Estimated costs to building proposed garage and ADU is \$100,000.00

Number of Construction and Full-Time Equivalent Jobs Created

- Estimated 4 full time equivalent jobs created for 9 weeks

Public Subsidy Requested

- No public subsidy is being requested

Exterior Finish of ADU

- Exterior finish shall be similar to existing primary dwelling including vinyl siding, aluminum soffit/fascia, 5/12 pitch hip roof with 20” overhangs, vinyl double hung windows

Others Contacted

- Alder
 - Aldermanic District: 2
 - Ald. Ledell Zellers and Patrick Heck
 - district2@cityofmadison.com
- Neighborhood Association
 - Tenney-Lapham Neighborhood Association
 - <https://www.cityofmadison.com/neighborhoods/profile/92.html>
 - Patty Prime, pprime@gmail.com and Keith Wessel, keith@greatdanelaw.com
 - Tyler Lark, tylerlark@gmail.com and Jonathan Hunter, president@tenneylamphan.org

We have notified them 30 days before we submitted our application on January 19,2020.