

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

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

Date: May 15, 2020

Project Team

- Josh Wanta, owner of Legacy Custom Remodeling will general contract the construction of this 12 x 28 single story, garage in rear of home directly off the back of our driveway
- 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

- July 13th – Plan Commission meeting and approval of Garage
- July 14th – zoning, building permits, parks fee, prep site for access, utility connections
- August 1st – excavate and pour foundation
- October 1st – complete building, restore landscape/lawn

Proposed Uses

- Garage for owner occupied residence
- The garage is 328 square feet of conditioned space

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 328 square feet of building footprint

Number of Dwelling Units

- After project is completed, this lot will have one primary dwelling unit, plus one garage e

Auto Parking

- The garage will open up one 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 garage = 328 square feet
- 1020 Sherman Avenue lot parcel – 9,000 square feet
- Remaining useable/open AFTER completing proposed garage = 6,500 square feet which is 75% 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 is \$50,000.00

Number of Construction and Full-Time Equivalent Jobs Created

- Estimated 3 full time equivalent jobs created for 6 weeks

Public Subsidy Requested

- No public subsidy is being requested

Exterior Finish of Garage

- Exterior finish shall be similar to existing primary dwelling including Eifs or stucco, soffit/fascia, minimally pitched roof with minimal overhangs, vinyl double hung windows and doors on both sides for storage ease

Others Contacted

- Alder
 - Aldermanic District: 2
 - Ald. Patrick Heck

- district2@cityofmadison.com
- Neighborhood Association
 - Tenney-Lapham Neighborhood Association (TLNA)
 - <https://www.cityofmadison.com/neighborhoods/profile/92.html>
 - Keith Wessel, Keith@greatdanelaw.com;
 - Jonny Hunter, president@tenneylapham.org

Special Notes: We request a waiver of the normal 30 days before we submit our application to the Plan Commission in light of the fact the TLNA previously approved a garage with and ADU. We would request a letter of approval without the need for a formal meeting. Originally we proposed a two stall, two story garage with an ADU on top. Both immediate neighbors objected, so we proposed an alternate design of a one stall garage with an ADU behind it with a total square footage of 700 feet. The TLNA approved the project by a 10-2 vote. Unfortunately, the Plan Commission voted to reject our project raising a variety of concerns including size, location, style, the proposed deck on top, and a variety of other less clear concerns. We have now eliminated the ADU, eliminated the deck on top, had the roof and style designed to match our house more closely and placed it back on the footprint where the original garage was located and the proposed replacement garage was to be located when approved by the Plan Commission back in 2011. Please see attached plan, and approval documents from 2011.