

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
  - 1<sup>st</sup> Floor is 1,736 SF with 324 SF of concrete patio
  - 2<sup>nd</sup> 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