



November 23, 2009

Mr. Nancy E. Fey, Chair
Plan Commission
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2984

Re: Letter of Intent - 1234 Sherman Avenue Conditional Use Application

Dear Ms. Fey and Members of the Plan Commission:

Attached please find the following documents for Plan Commission Consideration as part of this Letter of Intent:

1. 12 copies of Land Use Application
2. 12 copies of Letter of Intent
3. 7 copies of Site Documents Full Size/Collated/Folded :
 - a. Legal Site Plan (Badger Surveying and Mapping Service, LLC); 18 x 24
 - b. Shoreline Setback Site Plan (Notbhom Michaels Surveying, Inc.) 22 x 34
 - c. Proposed Site Plan (Barnett Architecture LLC) 11 x 17
4. 7 Copies Full Plan set at 11" x 17" (site and architectural plans)
5. 1 Copy Plan set at 8.5" x 11" (site and architectural plans)
6. Application Fee Check (previously submitted)
7. Disc with Full Documents

The intent of the project is three-fold: First, improve the thermal envelope; Second, establish useable living spaces which provide for better connection to the Lake Mendota; and Third, execute needed maintenance to the exterior. The major impact of the project entails additions to the west and north faces of the home. A Zoning Variance application was approved on November 19, 2009.

The project is submitted for approval because it includes more than 500 square feet of proposed construction on a public waterway. Because the rear addition is currently roofed over and will be partially re-built, that portion must be included as part of the total new area. If it was not, the total new area of construction would be approximately 616 square feet. The property is Zoned R2.

Project Name

Holz Residence

Owners

Mr. Robert Holz and Ms. Christina Holz Sheppelman
1234 Sherman Avenue
Madison, WI 53703-1722
608.259.0504

Existing and Proposed Conditions

The property is marked by two existing structures: one the single-family home and a boathouse. Each will remain. Grades are relatively flat and no significant changes are proposed.

Project Communication

The clients have formally met with City Staff (5-28-09), District 2 Alderperson Bridget Maniaci (5-30-09) and the Neighborhood Association (6-3-09). In addition, they have met informally with the immediate neighbors to review the project development and seek input.



Proposed Construction Schedule

Date	Milestone
April 2010	Commencement
November 2010	Final Completion

Architect

Todd Barnett, AIA ALA
Barnett Architecture LLC
118 N. Breese Terrace, Suite I
Madison, WI 53726
todd@barnettarchitecture.com
608.233.4538

Surveyor – Legal Description

Mr. Mark Gerhardt
Badger Surveying and Mapping Service, LLC
3602 Atwood Avenue Suite 2
Madison, WI 53714
608.244.2010

Surveyor – Lakeside Setbacks

Mr. Ross Michaels
Notbohm Michaels Surveying, Inc.
6314 Odana Road, Suite A
Madison, WI 53719
608.277.0503

Contractor

To Be Determined

Level	Area-Existing	Area-Proposed (enclosed areas)
Basement	1363 SF	1363 SF
First Floor	1616 SF	2233 SF enclosed spaces (excluding covered front porch)
Second Floor	1280 SF	1280 SF excluding 136 SF open deck

Parking Spaces

Single-car garage plus driveway to remain

Site Area

City of Madison Website: 13,088 SF/2.87 acres
Legal Survey (shoreline approximate): 14,850 SF/3.26 acres
Lakeside Setbacks Shoreline Survey: 14,000 SF/3.07 acres

Thank you for your consideration and please contact me with any questions or additional information.

Sincerely,

Todd Barnett, AIA ALA
Architect/Managing Partner

cc Robert and Christy Holz