

Letter of Intent; Bertram Residence

1437 Morrison Street

Madison, WI. 53705

Dear Plan Commission Members,

Design Shelters, on behalf of John and Mariann Bertram the owners of the property located at 1437 Morrison Street, is submitting this letter of Intent as part of a Conditional Use Permit application. The Bertrams, a retired Madison doctor and his wife, wish to raze an existing structure and build a new single family home which will allow them to age in place. The Bertrams have owned this property since 1976 and are currently living there. The property was built in 1923 and as is typical of a home of that age is woefully substandard in its mechanical and electrical systems, insulation, windows and interior room layout. The structure has no historical architectural merit. The lot it occupies is the narrowest on the entire street at 38.75 feet wide by 124.0 deep.

We want to demolish the existing two story home and detached garage and replace them with a new 1,973 sq.ft. two story home with additional attic living space. A small 21'-6" x 20'-0" garage, and an 18'-0"x12'-0" accessory shed are also proposed. All of these proposed new structures have been looked at and approved by the City of Madison Zoning Dept.

The proposed lot coverage will be 28.9%. The maximum code allowed coverage is 65%. The lot is not in the FEMA flood plain and no vegetation within 35' of Lake Monona will be affected.

Addressing the Conditional Use Standards...

1. The construction of this single-family home will not be detrimental to or endanger the public health, safety or general welfare.
2. City services are all ready supplied to the lot.
3. The proposed residence in no way impares or diminishes the uses, values or enjoyment of the neighborhood.
4. The proposed residence will not impede the normal and orderly development and improvement of surrounding property.
5. Adequate utilities, access roads, drainage, parking, etc... are or will be provided.
6. Traffic congestion will not change from what is existing and in some ways will actually improve. (One tenant vs. two, wider driveway apron.)
7. We conform to all of the applicable regulations of the district.
8. n/a
9. ok
10. ok
11. n/a

To address a question which has been brought up concerning the location of the garage in the front of the home;

1. As mentioned, this is a very narrow lot. The only homes on Morrison Street with garages in the rear are on 44'-0" wide lots.
2. We want to avoid a long impervious driveway.
3. We want to avoid parking in the street.
4. We are right next to Morrison Park and by locating the garage in front we are locating the two - story home 43'-0" back from the front lot line. (The allowed front setback is 20'-0".) This opens up the view of the park, the sky and the lake from the street and for neighbors on the other side of the street.
5. This garage location would "book-end" the park. The residence on the other side of the Morrison Park also has a garage forward of the house and a one story sun room projecting well ahead of the front of the two story facade.
6. Most importantly, A garage IS ALLOWED IN THE FRONT AS PER THE ZONING CODE.

We are hoping to start the project as soon as all of the proper permits are pulled. Hopefully, this will be sometime this spring. The project should take five to seven months to complete.

Builder.....Design Shelters, LLC (662-9090)

Designer.....Design Shelters, LLC (662-9090)

Surveyor.....Birrenkott Surveying, Inc. (837-7463)

Landscaper.....Landscape Designs, Inc. (233-4215)

Lot size: 38.75'x124.0'=4,805.0 sq.ft.

Lot coverage: House...986.5 sq.ft.

Garage..422.0 sq.ft.

Stoop... 28.0 sq.ft.

Shed.....216.0 sq.ft.

Steps.....10.0 sq.ft.

TOTAL 1,662.5 sq.ft. This is 28.9% total lot coverage.

Sincerely,



Mark M. Wohlford

Design Shelters, LLC