

Letter of Intent

Land Use Application for 402 Rustic Drive, Madison, WI 53718

Project Team: Travis Stone and Kathleen Shaw owners along with General Contractor Denise Kirch Construction and Project Coordinator Dave Pafford

Existing Conditions: 402 Rustic Drive is a very lovely executive style single family home residence sitting on a 1.25 beautifully landscaped lot. The house sits back off the road approximately 185 feet with a circular driveway. The two car garage faces Rustic drive and the back of the house is lined with pine trees and faces empty fields proposed for additional housing. The additional four bedrooms and garden room will be added to the back of the house and will not be visible from the front of the house or Rustic Drive.

Project Schedule: The building addition of four bedrooms and garden room will begin the end of June 2013 after a building permit is issued with a three month completion estimate the end of September 2013.

Proposed Uses (and square feet of each): The addition of four bedrooms and one garden room will add approximately 2503 square feet to the existing house. Each bedroom will be 400 square feet and the garden room will be approximately 396 square feet. The bedrooms will be used by frail elderly with physical disabilities that require assistance with activities of daily living and will be built to ADA specifications including roll in showers and two wheel chair accessible entrance/exit ramps. The hall will be wider to accommodate wheelchairs and walkers as well as the bedrooms and bathrooms that will accommodate wheelchairs and walkers as well. The home is licensed as an Adult Family Home (Assisted Living for seniors) with the Department of Health.

Hours of Operation: As a residential home there will be at least one caregiver present 24/7 to help meet the physical needs of the elderly residents living there.

Building Square Footage: The existing home is 4,773 square feet and the proposed additional four bedrooms and garden room is 2503 square feet. **Number of Dwelling Units:** The addition will add four bedrooms to the existing home that offers one master suite with a full bath and one Jack/Jill shared bath 2 room suite. The other rooms in the house are used as common shared areas and include a library, sitting room, and TV room.

Auto and Bike Parking Stalls: Parking is allowed on the street and there is a single car garage for the resident car and a single car garage for the caregiver car. There are two additional stalls next to the garage. Bikes can be parked inside the garage.

Lot Coverage, buildings, concrete & Usable Open Space Calculations: Total square feet of covered property with the existing house, addition, driveway, patio, and screened porch would be approximately 12,890 square feet. The lot is 1.25 acres or 54,450 square feet.

Assessed Value of Land: As of 4-20-13 it is \$90,500.00 with a FMV of \$92,622.00

Estimated Project Cost: Construction cost estimated at \$240,000.00. Project cost estimated at \$325,000.00 including construction, FFE, initial licenses, insurance, and other.

Number of Construction & Full Time Equivalent Jobs Created: There will be approximately 4 full time equivalent jobs created and a full construction crew coordinated by the General Contractor Denise Kirch.

Public Subsidy Requested: No subsidy requested. Project is funded through a loan with Summit Credit Union.