

Letter of Intent – Land Use Application

Address: 425 Woodward Drive

Prepared by: Christi Weber, Design Coalition, Inc., Architects

Date: January 22, 2013

Project Description:

Cathy Slichter and Nicholas Aiuto are the current owners of the lakefront property at 425 Woodward Drive, zoned SR-C1. As a part of the rehabilitation of their existing accessory building (a structure that houses a garage, workshop and storage), Cathy and Nick would like to accommodate the addition of an Accessory Dwelling Unit (ADU) for their 24-year-old autistic son so that he can maintain some independence while being close to family.

Earlier this year, the project was submitted and approved for a zoning variance that would allow a portion of the proposed ADU to encroach on the required 30' front yard setback. This is denoted on the site plan attached.

This property exists in a park-like setting that is uniquely wooded, including several mature maple trees and two mature oak trees. The site slopes steeply from Woodward Drive to Lake Mendota and contains a protected Indian Mound. The property contains a total of three pre-existing structures:

- Main house (footprint of 2,360 s.f.)
- Boat house (footprint of 385 s.f.)
- Garage/workshop/storage building (footprint of 991 s.f.)

The addition of the ADU will add 346 s.f. to the footprint of the garage/workshop/storage building. The total lot area is approximately 34,386 s.f.

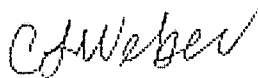
The Owners hope to begin construction later this spring, working with John Freiburger as project manager. The projected project cost and construction duration is yet to be determined.

Conditional Use Requests:

In order to comply with the City of Madison Zoning Ordinance and move forward with the project, the Owner's are requesting approval of the following conditional uses:

1. An Accessory Dwelling Unit per Zoning Ordinance §28.151. We have worked closely with Matt Tucker to ensure all the requirements for ADUs are being met by this project.
2. Accessory buildings on the lot exceeding a total of 1,000 square feet per Zoning Ordinance §28.131. The total existing accessory buildings on site equate to 1,376 square feet. The addition of the ADU will add 346 s.f.
3. An accessory building on the lot exceeding 800 square feet per Zoning Ordinance §28.131. The existing garage/workshop/storage building is 991 s.f. The addition of the ADU will add 346 s.f. for a total of 1,137 s.f.

Respectfully submitted,



Christi Weber, Design Coalition, Inc., Architects *(on behalf of the Owner/Applicant)*