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Madison Plan Commission
215 Martin Luther King Jr Blvd
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December 30, 2011

LETTER OF INTENT – Conditional Use Application

Project: Haen Residence

Jeff and Sue Haen, homeowners, are seeking approval of a Land Use Application to obtain a Conditional Use Permit to add a 1205 Sq. Ft. second story and renovate an existing single family home at 5844 Thorstrand Rd, Madison, WI, in the R1 district. The owners plan to build the addition/renovation per the plans enclosed. This renovation will not involve any changes to the site, grading, landscape or footprint of the house.

We have worked with *D’Onofrio Kottke and Associates* to develop this comprehensive set of plans, and have worked with the City of Madison to obtain existing surveys to calculate the lake setback for this property.

The new home design takes into consideration the current architectural integrity of the existing and surrounding homes and will complement the overall aesthetic of the neighborhood. We have notified the Alderperson of District 19, Mark Clear, and provided him with plans, requesting a waiver of the 30 day notification.

Construction would commence in February of 2012. The planned home features four bedrooms and 5008 total square feet of finished space, compared to 4207 SF in the existing home. The total lot coverage of the proposed final project is equal to that of the existing structure. The existing, and new, lot coverage including house, garage, and existing boathouse is 4132.5 square feet on the 27,192 square foot lot (.62 Acres), which is a 15.2% lot coverage area. The existing driveway, boathouse, patios, and landscape will remain unchanged. A variance will not be required for the project as the proposed design meets all setback requirements and remains within the footprint of the existing building.

The South-East side will require a depth penalty as the existing building is 42.6’ on that side. This results in a depth penalty of 4” and therefore a total setback of 7’-4”. The new second floor addition meets this setback, no other depth penalties apply to the property.

Sincerely,

Karen O. Davis
Udvari-Solner Design Company

Contact Information

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