

## **Letter of Intent - Land Use Application**

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**1222 Mifflin Street**

**Conditional Use for the construction an Accessory Dwelling Unit**

**7/17/17**

### **Project Scope:**

Owners Eric Udelhofen and Amy Alstad are seeking to construct a 668 sq. ft. Accessory Dwelling Unit behind their home at 1222 E. Mifflin St. This new building will be a two-bedroom, one-bathroom energy and material-efficient full-time residential rental. It will complement the primary dwelling's lap-siding and trim, double-hung windows, and metal roof. A 4 kW solar array will offset electrical usage and stormwater runoff will be directed to a raingarden on the property.

There are currently no other ADU's on this block, however there are a few in the larger neighborhood at 939 E Dayton St. and 940 E Dayton St. There is also a two-story accessory building at the rear of the adjacent property at 1220 E. Mifflin, so this structure will not look out of place. And the neighboring properties to the rear and Northeast both have a grade about 4' higher than our proposed first floor, which will reduce the perceived height of this project.

While this project adds nominal density to the block, it is consistent with the land-use and housing and Infrastructure goals of the Tenney-Lapham neighborhood plan and well within the comprehensive plan's goals for a medium density neighborhood.

This project meets all the general setback and height requirements for accessory buildings and structures as well as the supplemental regulations specific to Accessor Dwelling Units and was greeted with enthusiasm when presented to the neighborhood association.

Respectfully Submitted,



Adam Helt-Baldwin, Spirit Level Construction LLC

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**Project Team:** Owners - Eric Udelhofen and Amy Alstad; Contractor - Adam Helt-Baldwin, Spirit Level Construction

**Existing Conditions:** The subject property is a residential lot with single family, owner-occupied two-story home located in the TRV1 zoning district.

**Project Schedule:** September 2017 – April 2018

**Proposed Use:** 2-bedroom, rental income dwelling unit

**Number of Dwelling Units:** 1

**Lot coverage and usable open area:**

Total Lot Area: 4,328 sq. ft.

Existing Principal Dwelling Footprint = 792 Sq. ft.

Proposed Accessory Dwelling Unit Footprint = 352 sq. ft. (668 Sq. ft. total living area)

Total building Area= 1144 sq. ft. (26%)

Open area = 3184 sq. ft. (74%)

**Value of land:**

(City of Madison 2017 Assessment)

Land Value = \$79,200.00

Improved Value = \$164,400.00

Total Value = \$243,600.00

**Estimated Project cost:** \$115,000