

February 13, 2018

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985

Re: 1244 Sherman Ave., Madison, WI 53703
Land Use Application – Letter of Intent

Pursuant to the Madison Land Use Application requirement, we are providing this Letter of Intent regarding renovation/construction at my single family home located at 1244 Sherman Ave., Madison, WI 53703.

Generally, the scope of work will be to raze an existing, detached 3 car garage, build an attached 3 car garage on the West side of the existing home, tear down an existing sun room in the back of the home and replace with a larger all season family room, and build a bricked patio in the back. The patio will be at ground level with a small area that will be raised less than 3 feet. There will be a small transition room built between the original home and the new garage. The garage will match the exterior look of the existing house. There is an existing and large paved driveway in the back of the home. This will be removed and replaced with a patio and lawn.

There are many trees on the property. We will need to remove two trees to accommodate the garage, but the majority of the trees will remain.

We had a survey prepared and our plans comply with the setback requirements for the lake setback and the setback on the East and West side of the home bordering our neighbors. We are not seeking any variance approval related to the setbacks.

We are exploring the possibility of burying overhead electrical lines supplying the home underground with Madison Gas & Electric (MG&E).

The home is located in the Sherman Avenue National Register Historic District (NRHD) and is NOT protected by the City of Madison Landmarks Ordinance.

We have presented our plans to the Tenney-Lapham Neighborhood Association (TLNA) and the TLNA Council voted to support the project.

Our intention is to submit our application to the City of Madison in February with the desire to break ground in May 2018. We estimate the overall demolition and construction process to last 4-6 months but the major work is expected to take 2-3 months.

Continued ...

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Sincerely,



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