

ROBERT DESIGN

PO BOX 45260
MADISON, WI 53744

March 20, 2018

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

Re: Approval of a conditional use to allow construction of a two-family twin residence at 1722 Legacy Lane (Lot 15 of the Southern Ridge Sub Division) within 300 feet of a zoning lot containing another two-family twin building.

Dear Plan Commission,

Pursuant to the development of a two-family twin residence at the above referenced lot, please consider the following intentions, along with the submitted plans and documents.

Project Team:

Lot Owner:	Denis & Sherry Bartell 608-206-0618
Builder/Designer:	Dave Robert, Robert Design 608-630-9888 or 608-444-2273

Existing Conditions:

Lot 15 is on the West side of Legacy Lane. Water and sewer are in the front of the lot along with electric and phone hookup. The lot is a front sloping lot with approximately 1'6" of slope from front to back. No obstructions are apparent.

Project Schedule:

Construction will commence immediately upon approval and permitting.

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Proposed Use:

The proposed use will be a residential zero lot line twin duplex that will contain an owner-occupied unit and a rental unit. The final approval for the building design is currently underway. From the submitted plans, we see that on lot that totals 14,442 SF, unit A will be 1,655 SF and unit B will be 1,450 SF.

Impervious Footprint = 4,330 SF
Impervious Drives = 1,200 SF
Impervious Patio/Sidewalks = 80 SF

Total land and construction costs are estimated at \$636,000

Sincerely,



David Robert
Robert Design