

5144 Spring Court
Madison, Wisconsin

April 27th 2016

Dear Plan Commission members,

The project is a 2 story 860 SF addition with a street facing carport and 418 SF attached single car garage to an existing 2 story single family home in the Spring harbor neighborhood. Demolition of the existing single car garage. The property is located in Lake Front district per the zoning ordinance. The existing home is approximately 1,645 SF, with a metal mansard roof.

The lot is 11,226 with a current lot coverage is 21.3%. The lot coverage with the proposed addition is 29.4%. The project schedule is scheduled to start in June and end in October. The property has a 15' wide sanitary sewer easement that influenced the design options. We anticipate the job will create the equivalent of 5 - 6 full time jobs during the projects duration.

The design intent is to reduce the strong individual effects of the more singular existing house and its mansard roof with the attached 2 story and single story forms. The new board and batten siding on the first floor of the additions is intended to resonate with the pattern of the existing first floor siding. However, the new second story lap siding will bring some differentiation to further break down the massing and strength of the original form. The new roof forms are to be low and slender with the intent of being a similar geometry to the mansard roof in a horizontal orientation so that the composition is more cohesive.

Thank you in advance for review and consideration of this proposal for the family at 5144 Spring Court.

Sincerely,



John A. Seamon
Owner
SEA Design