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Madison Plan Commission
126 S. Hamilton Street
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September 18, 2017

LETTER OF INTENT – Land Use Application

Project: Elliott Residence

Patrick and Heidi Elliott, homeowners, are seeking approval of a Land Use Application to obtain a Conditional Use Permit and a Demolition Permit to remove an existing single-family home and a Conditional Use Permit to repair an existing boathouse at 529 Woodward Drive, Madison, WI 53704, in the R1 district. The owners plan to raze the existing residence and build a new single-family home per the plans enclosed. The owners also plan to replace the existing deck over a portion of the existing boathouse with a new deck that covers the entire boathouse. Other than the repair to the existing boathouse, there will be no alteration to the existing shoreline or the existing vegetative buffer zone. We have worked with *D'Onofrio Kottke and Associates* to develop this comprehensive set of plans.

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 18, Rebecca Kemble, and the Lerdahl Neighborhood Association, requesting a waiver of the 30-day notification.

Construction would commence in early 2018, pending approval. The planned home features four bedrooms and 4,110 total square feet of finished space. The total lot coverage of the proposed final project (including the existing boathouse) is 5,610 square feet on the 13,530 square foot lot, which is a 41.41% lot coverage area. A variance should not be required for the project as the proposed design meets all setback requirements. The new design maintains the set-back from the lakeshore and increases the set-back from both sides in comparison to the existing structures.

Please review the enclosed documents for further details and feel free to contact us with questions.

Sincerely,



Mark Udvari-Solner
Udvari-Solner Design Company

Contact Information

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