

Barnett Architecture

August 14, 2013

Mr. Matt Tucker, Zoning Administrator
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2984

Re: Letter of Intent

Proposed Garage for the Kimberly and David Goeden Residence
1028 Sherman Avenue
Parcel No. 070913201079

Proposed Shared Garage Demolition
1026 and 1028 Sherman Avenue
Parcel No. 070913201079 (1028 Sherman Avenue); Kimberly and David Goeden
Parcel No. 070913201061 (1026 Sherman Avenue) ; Michael Major Jr.

Aldermanic District: 2
Alder: Ledell Zellers

Members of the Plan Commission:

This Conditional Use Application is presented for your consideration is for a two part project: the demolition of a shared garage between the owners of 1026 and 1028 Sherman Avenue and the construction of a new garage for Kimberly and David Goeden.

Attached please find:

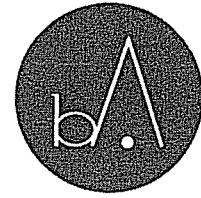
1. Twelve Copies of the Land Use Application Form
2. Twelve Copies of the Letter of Intent
3. Fourteen Sets of Full-Size 11x17 Plan Sets
4. One Set Reduce 8 1/2 x 11 Plan Sets
5. Email from Michael Major, Jr. in Support of the Project

The existing garage is placed over the existing property line and an eight foot easement (four feet either side of the property line) recorded for the joint use of the two properties. The garage is in very poor shape due to normal age and obsolescence. In addition, the shared garage agreement lacks proper language to establish maintenance responsibility. Both properties are zoned TR-C2 and does not require a zoning variance. The proposed garage is not in the 100 Year Flood Plain.

The owners of 1026 and 1028 Sherman Avenue mutually agree to raze the existing garage and replace with a detached garage at 1028. This is the only garage proposed. The owners of 1026 have an underground garage and have no plans that we are aware of to build a new garage. The attached email from Michael Major, Jr. expresses his support for the demolition of the existing garage and the construction of the new one. The application is required due to the 500 square foot threshold for waterfront construction. The proposed tandem garage measures 576 square feet in comparison to the existing at approximately 560 square feet. The proposed work includes a modified curb cut.

The home at 1028 was designed by Claude and Starck and built in 1902. Although Landmarks Approval is not required, great effort was made to create a structure which will be compatible with the existing home. This includes:

1. Brick end walls with returns to "read" as elements and not veneers.



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2. Roof pitches to match existing.
3. Shingle and wood siding color to match existing.

Project Team

Owner

Kimberly and David Goeden
1028 Sherman Avenue
Madison, WI 53703
P. 608.

Attorney

Ronald M. Trachtenberg
Murphy Desmond S.C.
33 East Main Street, Suite 500
P.O. Box 2038
Madison, WI 53701-2038
P. 608-268-5575
F. 608-257-2508

Architect

Barnett Architecture LLC
Todd Barnett
118 N. Breese Terrace Suite I
Madison, WI 53726
P. 608-233-4538

Surveyor

Mark Gerhardt
Badger Surveying
525 W. Prairie Street
Columbus, WI 53925
P. 920-623-2010

Existing Conditions

The existing shared garage proposed to be removed.

Project Schedule

Construction is proposed for this fall pending Plan Commission approval.

Proposed Uses and Square Footage

Proposed use is for a two-car tandem style garage.

Lot Coverage and Usable Open Space Calculations

The lot area per the survey is 10,489 square feet. The existing house and front porch are at 1192 SF and 207 SF, respectively. The proposed garage is 576 square feet.

Value of Land

Value of the land is set at \$315,000 per City of Madison records.

Estimated Project Cost

The estimate cost of the project is approximately \$50,000.

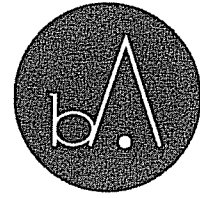
Thank you for your consideration and please contact me with any questions or additional information.

118 N. Breese Terrace Suite I

Madison, WI 53726-4133

P. 608.233.4538

barnettarchitecture.com



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Sincerely,

Todd Barnett, ALA
Architect

cc Kimberly and David Goeden; Ron Trachtenberg; Michael Major, Jr.. Mark Gebhardt