

LETTER OF INTENT

Project: 1417 Morrison Street
Madison, WI 53703

Owners: Joel "Vern" Stenman and Kallie Stenman

The proposed project includes the removal of the existing deck and construction of a 2-story addition. There will be also be an attic addition. The additions will add a total of 830 feet above grade. The house will remain a single family unit.

The lot is very narrow and slopes down from the street to the lake. The design conforms to zoning setback requirements. And thus, the addition steps in from the side-yard and preserves neighbors' lake views. The average lake setback is 41.48'. The proposed setback for this project is 53'.

The project also incorporates the removal and reconstruction of a dry boat house (220sf). The existing boathouse is non conforming. The new structure will meet set-back requirements and feature a flat roof to preserve views. Frosted panels will be used on the sides to conceal canoes and equipment.

Building materials include cedar, fiber cement board, aluminum clad windows, and Galvalume standing seam metal roof.

Architect: Andrew Braman-Wanek, AIA, LEED AP for Homes
Ginkgo House Architecture

Conctractor: Jason Hall