

**Barnett Architecture**

March 12, 2014

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 Accessory Dwelling Unit for Alon Andrews Residence  
1438 Morrison Street  
Parcel No. 071007220305  
Aldermanic District: 6  
Alder: Marsha Rummel

Dear Members of the Plan Commission:

This Conditional Use Application is presented for your consideration for the conversion of an existing Accessory Building to an Accessory Dwelling Unit. 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 Sheets
4. One 8 1/2 x 11 Reduced Plan Set

The existing Accessory Building has been unutilized for many years and appears to have been used - over time - as a tobacco barn, garage, recreation space and storage area. The structure measures 821 square feet and features 8" masonry exterior walls, a wood framed roof and a concrete slab on grade. As an ADU may not be more than 700 square feet, no less than 121 square feet will be removed from the building area by means of creating an exterior court. The court will face south/the existing driveway and provide the ADU with its own exterior space. Other components include an open living-dining space, kitchen, bedroom and bath-laundry. A shared roof-top deck for the residents of the ADU and principal structure is proposed for the south half and will feature potted landscape elements. The property is zoned TR-C4. Other work anticipated includes:

1. Re-roofing
2. Roof insulation
3. Exterior wall insulation (some walls will remain exposed, as possible, per the energy code).
4. Parapet wall coping/roof termination replacement at the east, west and north sides.
5. Window replacement
6. Refurbish existing barn door
7. Masonry repairs
8. New mechanical, electrical and plumbing

The existing home was built in approximately 1916 and exhibits few, if any, exterior changes. While the zoning code calls for an ADU to be designed as complementary to the primary structure, the architecture of the existing "box" is different from the primary structure. As such, new features and changes such as windows, railings and stairs are proposed to be designed "minimally" so to not distract from the both the existing primary structure and accessory building.

**Project Team**

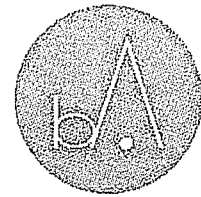
Owner

118 N. Breese Terrace Suite I

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P. 608.233.4538

barnettarchitecture.com



**Barnett Architecture**

Alon Andrews  
1438 Sherman Avenue  
Madison, WI 53705  
P. 917-734-4402

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

Surveyor  
Noa Prieve, RLS  
Williamson Surveying and Associates, LLC  
104 A West Main Street  
Waunakee, WI 53597  
P. 608-255-5705

General Contractor  
To Be Determined

**Existing Conditions**

The existing accessory building shall remain with changes as noted and per plans.

**Project Schedule**

An approximate schedule is for construction to commence on June 1, 2104 and complete on September 1, 2014.

**Proposed Uses and Square Footage**

Accessory Dwelling Unit with a shared roof deck.

**Lot Coverage and Usable Open Space Calculations**

The lot area per the City of Madison website is 4,356. square feet and the survey is 4,367 square feet. City of Madison records indicate 1566 square feet of above ground living space for the primary structure.

**Value of Land**

Per City of Madison records, the value of the land is \$92,100 and the improvements at \$282,900.

**Estimated Project Cost**

The estimate cost of the project is approximately \$150,000.

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

Sincerely,

Todd Barnett, ALA  
Architect

cc Alon Andrews; Naomi Andrews; Noam Andrews

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