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To: Plan Commission

We are requesting approval of the enclosed plans for an addition to our residence at 1646 Sherman Avenue. The residence has been in our family since it was built in 1935. As presently constituted, the home has two medium size bedrooms, one small bedroom and a full bath on the second floor. The staircase to both the second floor and the basement are extremely tight and are somewhat difficult to navigate.

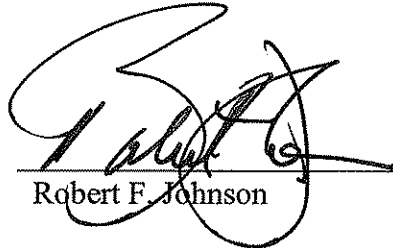
We would like to retire in this residence, as well as be able to accommodate visits by our three children and their families including, at the moment, five grandchildren. In order to accomplish these goals it is necessary to add a second floor bedroom and bathroom, and a first floor bedroom and laundry room that will accommodate us in our later years. The design we propose achieves these objectives.

The lots in this area are pie shaped, which makes side additions difficult when combined with the side lot requirements for lake front property. We have retained Robert H. Lund Construction Co. and architect Don Richards to provide construction and architectural services. We have experimented with various designs, and have settled on a design that will maintain the integrity of the existing home and neighborhood. The existing garage was not built to accommodate today's automobiles, so it must be replaced, even though it will still be only a one-car garage. We have created a combined bathroom and laundry room on the first floor in conjunction with the bedroom. Combining the bathroom and laundry room is an efficient use of space, and will enable us to do laundry in our later years without having to jeopardize our well-being by having to navigate to the basement.

We have reviewed the conditional use zoning ordinances, including those related to water front development, and believe the proposed addition does not adversely impact any of the ordinances, including the setback requirement from the lake. The addition as designed will be more than 100 feet from the lake.

As noted, we believe the design we are proposing will not only enhance our residence, but also the neighborhood in general and, therefore, request approval.

Thank you for your consideration.



Robert F. Johnson

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