

C J Kavon Company, LLC
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June 24, 2014

Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite LL-100
215 Martin Luther King Jr. Boulevard
PO Box 2985
Madison, WI 53701-2985

RE: Approval of a conditional use to allow construction of a two-family twin residence at 1733 Sawtooth Lane & 1801 Legacy Lane (Lot 31 of Southern Ridge Sub-division) within 300 feet of a zoning lot containing another two-family twin building.

Dear Plan Commission,

Construction Plans are current being procured by the retained Architect. Your comments, recommendations and advice will be appreciated.

Pursuant to the development of a two-family twin residence at the above referenced lot, please consider the following intentions, along with the submitted plans and documents.

Project Team:

Current Lot Owner and Lead contact:	C J Kavon Company, LLC Chad J. Kavon # 608 333 2183
Building Client (future owners):	Thomas Schorr, Margo Schorr, Karen Schorr
Acting Real Estate Agent for the Client:	Sunshine Realty LLC Whitney Schorr whitneyschorr@yahoo.com
Architect:	Tom Kubala tkubala@tkwa.com
Surveyor:	Tony Walker 608 576 0404

Existing Conditions:

Lot 31 is a corner lot East of Legacy Lane and South of Sawtooth Lane. The lot has double water and sanitary stubs from Legacy Lane. Electric and phone services are present. The lot rolls down 8 feet from Legacy Lane East to the rear of the lot where it abuts a detention basin on an adjacent out-lot. No obstructions are apparent.

Project Schedule:

Construction will commence immediately upon approval and permitting.

Proposed Uses:

The proposed use will be residential zero lot line twin duplex. This approval is current underway. From the submitted plans we see that on a lot that totals 10,992 SF; 1733 Sawtooth home measures 1,496 SF +/- Main, and 1801 Legacy measures 1,264 SF Main+/-.

Impervious footprint 60' X 75'	= 4,500 SF
Impervious Drives	= 1,010 SF
Impervious patio/sidewalks	= 100 SF

Total land and construction cost are estimated at \$ 480,000.00

Encl. (1) Applicant Declorations (2) Preliminary Plans

Sincerely,

Chad J. Kavon
C J Kavon Company, LLC