

Madison Plan Commission  
215 Martin Luther King Jr Blvd  
Room LL-100  
PO Box 2985  
Madison, WI 53701-2985

June 22, 2011

LETTER OF INTENT – Conditional Use Application  
**Project: Scott Residence**

Michael and Nicola Scott, homeowners, are seeking approval of a Land Use Application to obtain a Conditional Use and Demolition Permit to remove an existing single family home and build a new single family home on the lot at 1810 Waunona Way, Madison, WI 53717, in the R1 district. The owners plan to build the new home on the existing lot as per the plans enclosed. We have worked with *D'Onofrio Kottke and Associates* and *Landscape Architecture, LLC* to develop this comprehensive set of plans.

The new home design takes into consideration the current architectural integrity of the surrounding homes and will complement the overall aesthetic of the neighborhood. We have notified the Alderperson, and are working closely with the Waunona Way Neighborhood Association and reviewing our plans with their board members.

Construction would commence in the fall of 2011. The planned home features four bedrooms and 2,536 total square feet of finished space. The total lot coverage of the proposed structure is 2052 square feet on the 12,414 square foot lot, which is a 16.53% lot coverage area. The driveway is 893 square feet and the landscaped terraces are 988 square feet; a new total of 1,881 square feet of additional impervious surface, which is a 15.15% lot coverage area. A variance will not be required for the project as the proposed design meets all setback requirements and minimizes the foot print on the lot. The length of the new design does require depth penalties at each side, both of which have been met and exceeded. The E side has a depth penalty applied to 3' (43'-40' = 3') which results in a penalty of 6". The W side has a depth penalty applied to 24' (64'-40'=24') which results in a penalty of 48". Please review the enclosed documents for further details and feel free to contact us with questions.

Sincerely,

Mark Udvari-Solner  
Udvari-Solner Design Company

Contact Information

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Michael and Nicola Scott, homeowners, (563) 584-9326