



# SCHORR CONSTRUCTION, INC.

11-11-2008

Madison Plan Commission

215 Martin Luther King Jr. Blvd. Room LL-2985

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Madison, WI 53701-2985

To all Madison Plan Commission Members:

This letter of intent is written to describe proposed changes to the property located at 5104 Spring Ct, Madison, WI 53705, which is owned by David & Edyie Walther. It will also describe the circumstances leading up to this application.

David & Edyie Walther purchased the subject property in 2002 with the intent of retiring there some time in the future. The existing ranch style home was built in the mid 1980's after the previous owner had split a larger lot into two parcels. The existing home is a one story ranch with a detached two car garage. Both structures have truss roofs with a pitch of 4/12 which is very low. The homeowner wishes to change the existing roof line of the home for the following reasons: to gain useable walk up attic storage above the existing garage with a suitable headroom of 7', and to update the exterior look of the house by replacing the existing vinyl siding with brick veneer, Cedar bevel siding, & shake siding which is very much in keeping with the neighboring homes.

The homeowners had previously entertained plans of adding a second floor addition to the existing structures, requiring a variance, but after much resistance from members of the neighborhood community, they decided against this option. After additional planning, another option was designed which met the needs of the homeowner, but also required a variance. This plan featured an 8/12 roof pitch and a subterranean (under deck) storage room. Again, after much resistance from members of the neighborhood community, the zoning board of appeals instructed the Walther's & I to come up with another plan alternative showing a lower pitched roof and elimination of a subterranean storage room as a compromise to the plan they were presented with.

The plan that we came up with eliminated the need for a variance by keeping the proposed alterations within the required setbacks for this R-2 lot. It only required that an application for "Alteration of Existing Conditional" use be signed off on by the district alderman Mark Clear. The revised plan featured a 6/12 roof pitch on the house & garage structures, and satisfied the alderman and members of the neighborhood community which had been opposed to the previous alterations options. The problem with this option is that useable attic storage was still lacking sufficient headroom. Because of this we proposed a slight alteration to the last plan which would allow us to gain 12" of additional

headroom in the garage attic space, but required the proposed height of the garage to increase by 12" as well. The alderman refused to sign off on this minor change to the proposed plan which leads us to this end.

As you can see from the revised plan set before you, the change to the existing house & garage roof lines has a minor impact on the volume of the roof structure; 2'-7" of additional height to the existing house roof ridge which the alderman & neighbors have agreed to, and 3'-7" of additional height to the existing garage roof ridge which is still lower than the adjacent proposed house roof (ref. drawings A-3 & A-4). The footprint square footage of the existing garage & house structures will remain unchanged with this option. The proposed change in roof height will have little impact, if any, on the adjacent Spring Harbor Park (ref. drawing A-6 & e-mail dated 9-29-2008 from Si Woodstrand, Parks Development Manager to Matt Tucker, Madison Zoning Administrator). We feel that the proposed alteration is not out of character with other neighboring homes. In fact, the alterations are very minor in relation to the impact that some adjacent homes have had in recent years (ref. drawing A-0 & attached photos). We are of the opinion that the minor changes to the existing structure will only serve to update the look of the home's exterior and enhance the neighborhoods overall aesthetic.

If the plan Commission grants our request, the construction schedule is slated for late December 2008 to early spring 2009. Construction is to be completed by Schorr Construction, Inc. & its affiliated subcontractors. All work will be completed in accordance with the Wisconsin Uniform Dwelling Code.

Thank you for your consideration.

Respectfully,



Peter Barden, CR

Designer / Estimator / Project Coordinator

Schorr Construction, Inc.

Attachments: Plan set, Si Woodstrand E-mail to Matt Tucker, & neighborhood photos