



architecture network, inc.

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13 August 2013

City of Madison
Planning and Development
215 Martin Luther King Jr. Blvd.
Room LL-100
Madison, WI 53701-2985

RE: 801 ERIN STREET/702 WEST SHORE DRIVE
CONDITIONAL USE FOR DEMOLITION PERMIT & DETACHED GARAGE
AND REZONING FROM TR-C2 TO TR-C3

It is the intent of the owner, Patrick McCaughey, to remove the existing single family residence and replace it with a new single family residence and detached garage. The existing is a small home on a small lot and in need of upgrading. It also encroaches on the neighbor's property line. The small lot requires a zoning change from TR-C2 to TR-C3 to match the new zoning code.

The existing home faces Erin Street; the proposed residence will face West Shore Drive, hence the address change to 702 West Shore Drive.

Due to the small size of the lot variances are needed for usable open space and setback for the detached garage. The application for the Zoning variances has been submitted along with this application.

We also ask permission to construct a detached garage that is larger than 10% of the lot size.

Mr. McCaughey has retained Architecture Network, Inc. to design his new home and he will be the General Contractor. Construction is planned to commence this Fall and finish in early Spring of 2014. No subsidy is requested.

Building and Site Information

802 Erin Street/702 West Shore Drive, Madison, WI

	PROPOSED			EXISTING	
Square footage	Main Level	984	SF	978	SF
	Second Floor	1,040	SF	686	SF
	Basement	1,017	SF	686	SF
	Attic Level	640	SF	600	SF
	Garage	375	SF	0	SF
Parking	One (1) stall within the garage Bicycle parking in garage			One (1) stall in back yard	

Lot Size		3,000 SF	3,000 SF
Lot coverage		57%	56 %
Usable open space	On grade	111 SF	282 SF
	On roof	427 SF	
Current Assessed Land Value		\$101,000	
Estimated Project Cost		\$452,000	
Estimated Construction Jobs	Six (6)	Full time equivalent	

If you have any questions please do not hesitate to call.

Arlan Kay, AIA
Architect