

Michael P. Crooks
Direct Telephone

608-287-3926

mcrooks@vonbriesen.com

June 17, 2019

Ald. Patrick Heck
Aldermanic District 2
district2@cityofmadison.com

Tenney-Lapham Neighborhood Assoc.
P.O. Box 703
Madison, WI 53701

Patty Prime
pprime@gmail.com

Tyler Lark
tylerlark@gmail.com

RE: Garage at 1020 Sherman Avenue

Ladies and Gentlemen:

I write to inform you that we are planning to build a garage, in the footprint of the garage that was previously on the property, with an ADU to accommodate our large family when they return to visit. I have enclosed a copy of the plans that have been produced by our architect, Ryan Schultz. I also have enclosed a copy of our letter of intent. Our builder is Josh Wanta from Legacy Builders. Our architect met with Jenny Kirchgutter and Colin Punt from the City of Madison. Additionally, we have told our neighbors on each side of our plan.

We would like to begin construction this summer and are hopeful and request that you shorten the standard waiting period to allow us to begin construction consistent with the schedule set forth herein. Our goal is to get on the planning commission's schedule for July 29, 2019.

We are happy to answer any questions or concerns you may have. Thank you for your consideration.

Very truly yours,



Michael and Maura Crooks

MPC:taz
Encl.

LAND USE APPLICATION – LETTER OF INTENT

From: Legacy Custom Remodeling, LLC
Josh Wanta, Owner
7602 Riverside Road
Verona, WI 53593
josh@legacycr.com
Phone: 608-835-1822

Architect: Ryan Schultz
OpenDesign.com
316 West Washington Ave., Suite 675
Madison, WI 53703
Ryan.Schultz@opendesign.com
Phone: 773-425-6456

Re: Letter of Intent for Garage and Accessory Dwelling Unit (ADU)
1020 Sherman Avenue, Madison, WI 53703
Owners: Mike and Maura Crooks
mcrooks@vonbriesen.com
Phone: 608-287-3926

Date: April 8, 2018

Project Team

- Josh Wanta, owner of Legacy Custom Remodeling will general contract the construction of this 15 x 30 two story, garage and residential dwelling accessory unit in rear of home
- Subcontractors and material suppliers as coordinated by general contractor

Existing Conditions

- Residential home with large backyard
- No existing structures/buildings will be changed
- Construction access to rear yard will be on north side of home, same side as home's driveway and prior garage

Project Schedule

- July 29th – Plan Commission meeting and approval of ADU
- July 30th – zoning, building permits, parks fee, prep site for access, utility connections
- August 1st – excavate and pour foundation
- October 1st – complete building, restore landscape/lawn

Proposed Uses

- Garage for owner occupied residence
- This ADU is planned to be used by the owner's family (four children and seven siblings) when visiting
- The ADU is 700 square feet of conditioned space and 25 square feet of open front porch

Hours of Operation of Construction

- Monday-Friday, 7:30 a.m. to 5:00 p.m.
- Saturday, 8:00 a.m. to 5:00 p.m.

Building Square Footage

- Total size of building is 700 square feet of building footprint

Number of Dwelling Units

- After project is completed, this lot will have one primary dwelling unit, plus one garage and one accessory dwelling unit (total of 2 dwelling units) above the garage

Auto Parking

- The garage will open up two spots on Sherman Avenue where parking is at a premium

Lot Coverage and Usable Open Space Calculation

- Existing home = 3,500 square feet
- Existing driveway, front porch and back patio = 1,000 square feet
- Proposed ADU = 700 square feet
- 1020 Sherman Avenue lot parcel – 9,000 square feet
- Remaining useable/open AFTER completing proposed ADU = 6,000 square feet which is 70% green space

Value of Land (existing)

- | | |
|------------------|--------------|
| • Land Value | \$500,000.00 |
| • Improved Value | \$300,000.00 |
| • Total Value | \$800,000.00 |

Estimated Project Cost

- Estimated costs to building proposed garage and ADU is \$150,000.00

Number of Construction and Full-Time Equivalent Jobs Created

- Estimated 4 full time equivalent jobs created for 9 weeks

Public Subsidy Requested

- No public subsidy is being requested

Exterior Finish of ADU

- Exterior finish shall be similar to existing primary dwelling including vinyl siding, aluminum soffit/fascia, 5/12 pitch hip roof with 20" overhangs, vinyl double hung windows

Others Contacted

- Alder
 - Aldermanic District: 2
 - Ald. Ledell Zellers
 - district2@cityofmadison.com
- Neighborhood Association
 - Tenney-Lapham Neighborhood Association
 - <https://www.cityofmadison.com/neighborhoods/profile/92.html>
 - Patty Prime, pprime@gmail.com
 - Tyler Lark, tylerlark@gmail.com

We will notify them again 30 days before we submit our application.



SITE PLAN

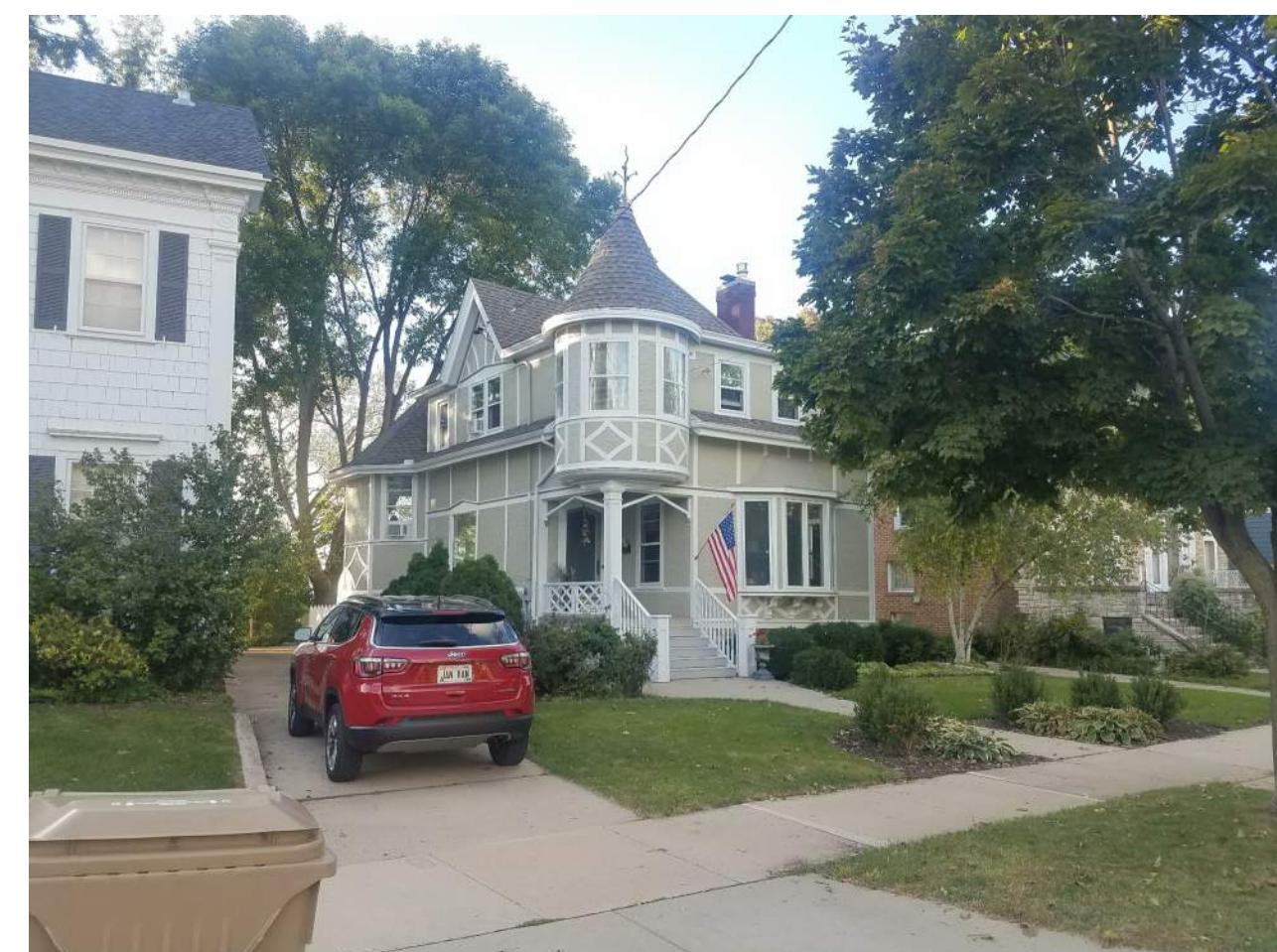


General Contractor: Legacy Custom Remodeling
7602 Riverside Rd | Verona, WI 53593
josh@legacycr.com | 608-279-8764
legacycr.com

hitect: OpeningDesign
Washington Ave | Suite 62
Madison, WI 53703
ingdesign.com | 773.425

Architect: OpeningDesign
Washington Ave | Suite 675
Madison, WI 53703
openingdesign.com | 773.425.6456

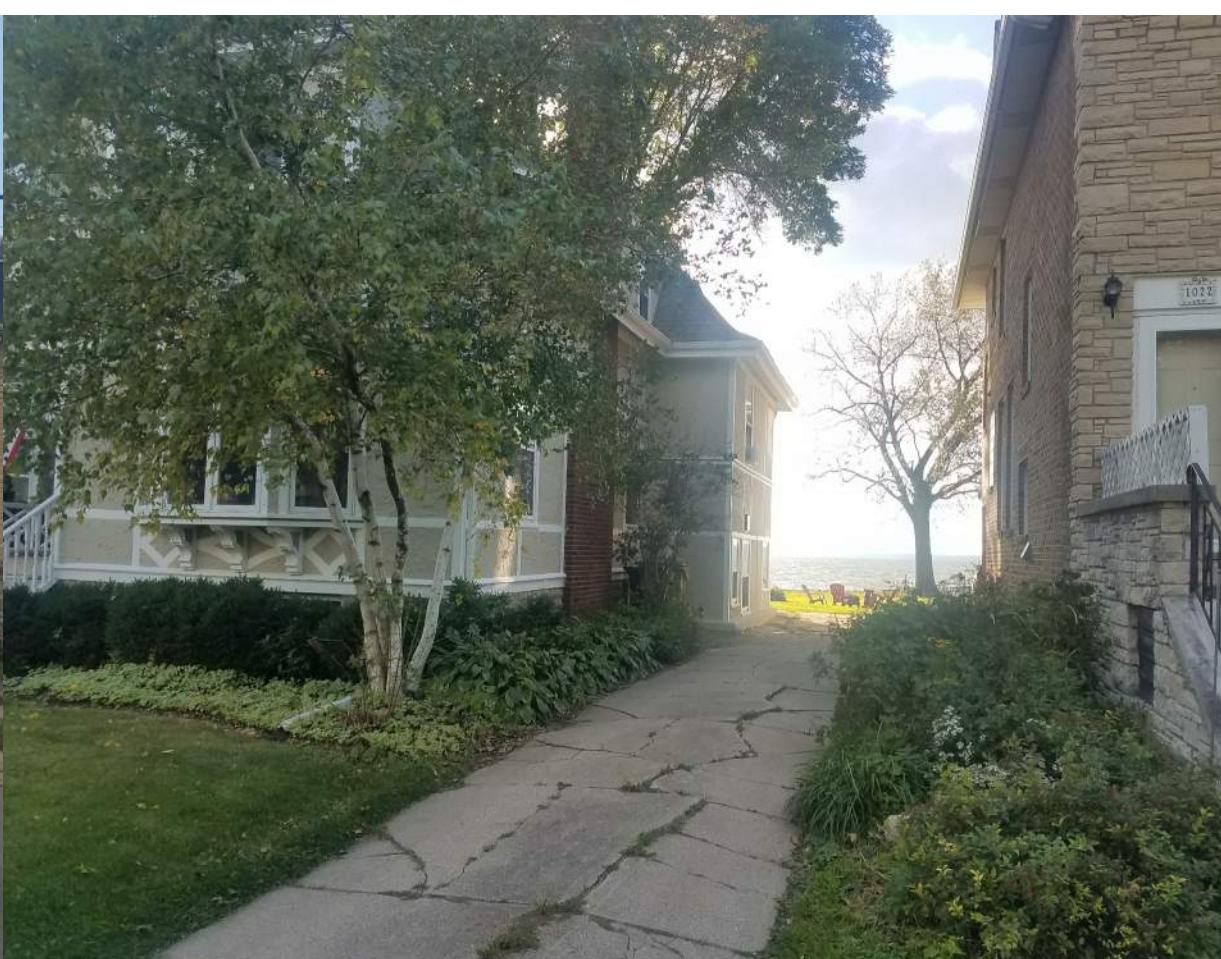
CROOKS - ACCESSORY DWELLING UNIT
1020 SHERMAN AVE | MADISON WI 53703



FROM SHERMAN AVE LOOKING NORTH TOWARD LAKE MENDOTA



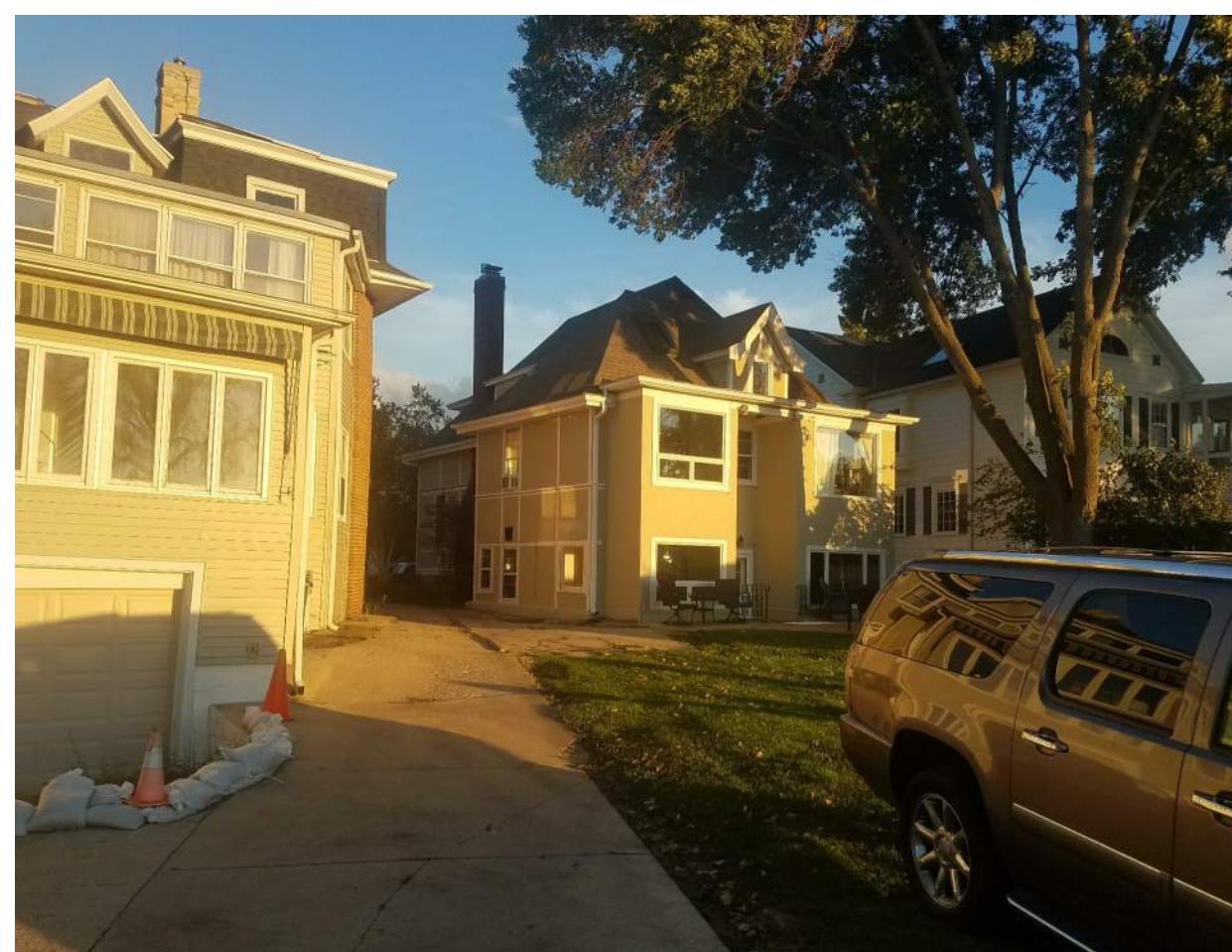
FROM SHERMAN AVE LOOKING NORTH TOWARD LAKE MENDOTA



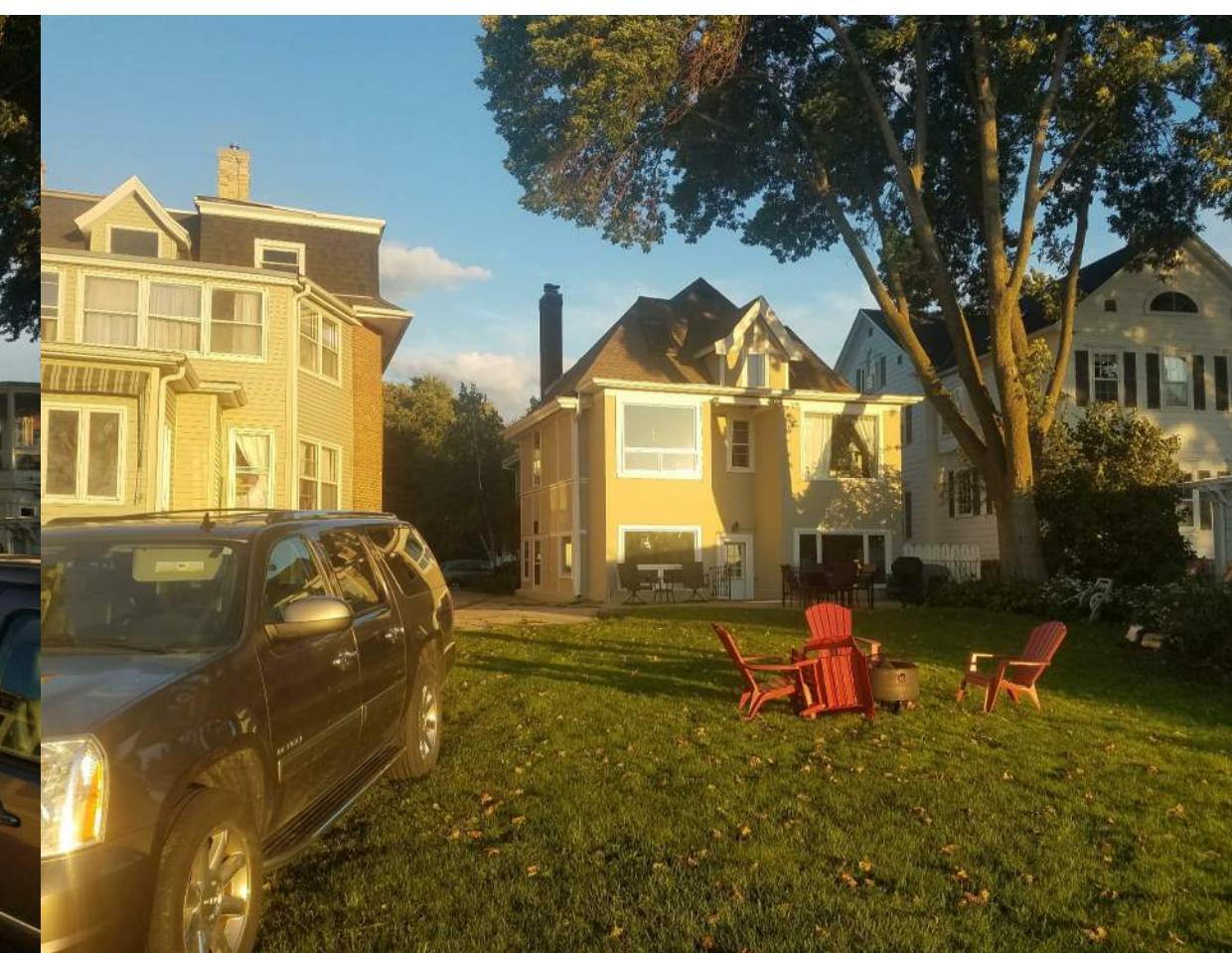
FROM SIDEWALK LOOKING NORTH ALONG EXISTING SHARED DRIVEWAY

C

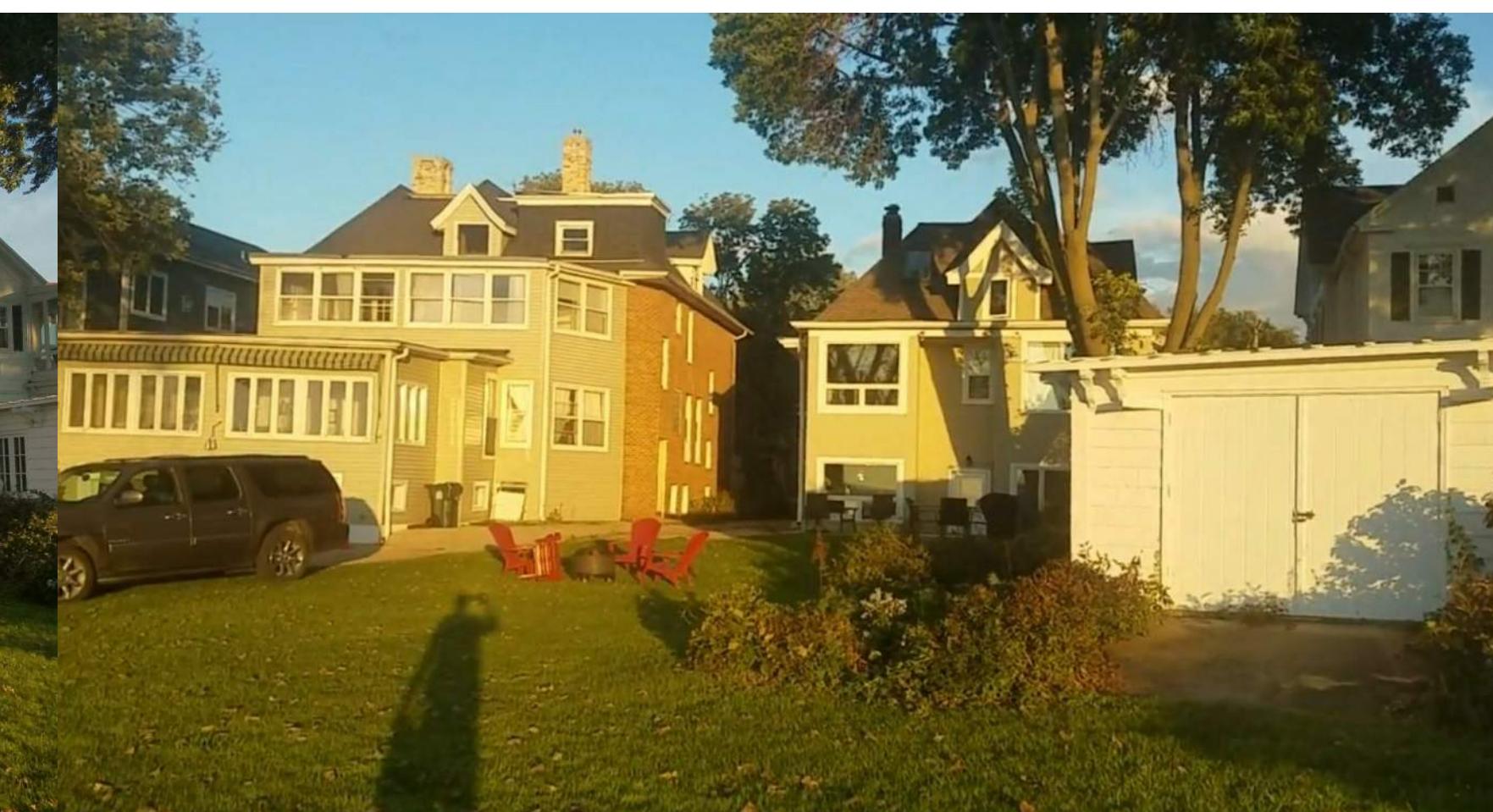
C



FROM BACKYARD LOOKING SOUTHWEST



FROM BACKYARD LOOKING SOUTH



FROM BACKYARD LOOKING SOUTH (NEIGHBOR'S ACCESSORY STRUCTURE ON THE RIGHT)

B

B



FROM BACKYARD LOOKING SOUTHWEST (NEIGHBOR'S ACCESSORY BUILDING)



FROM BACKYARD LOOKING SOUTHWEST (NEIGHBOR'S ACCESSORY BUILDING)

A

A

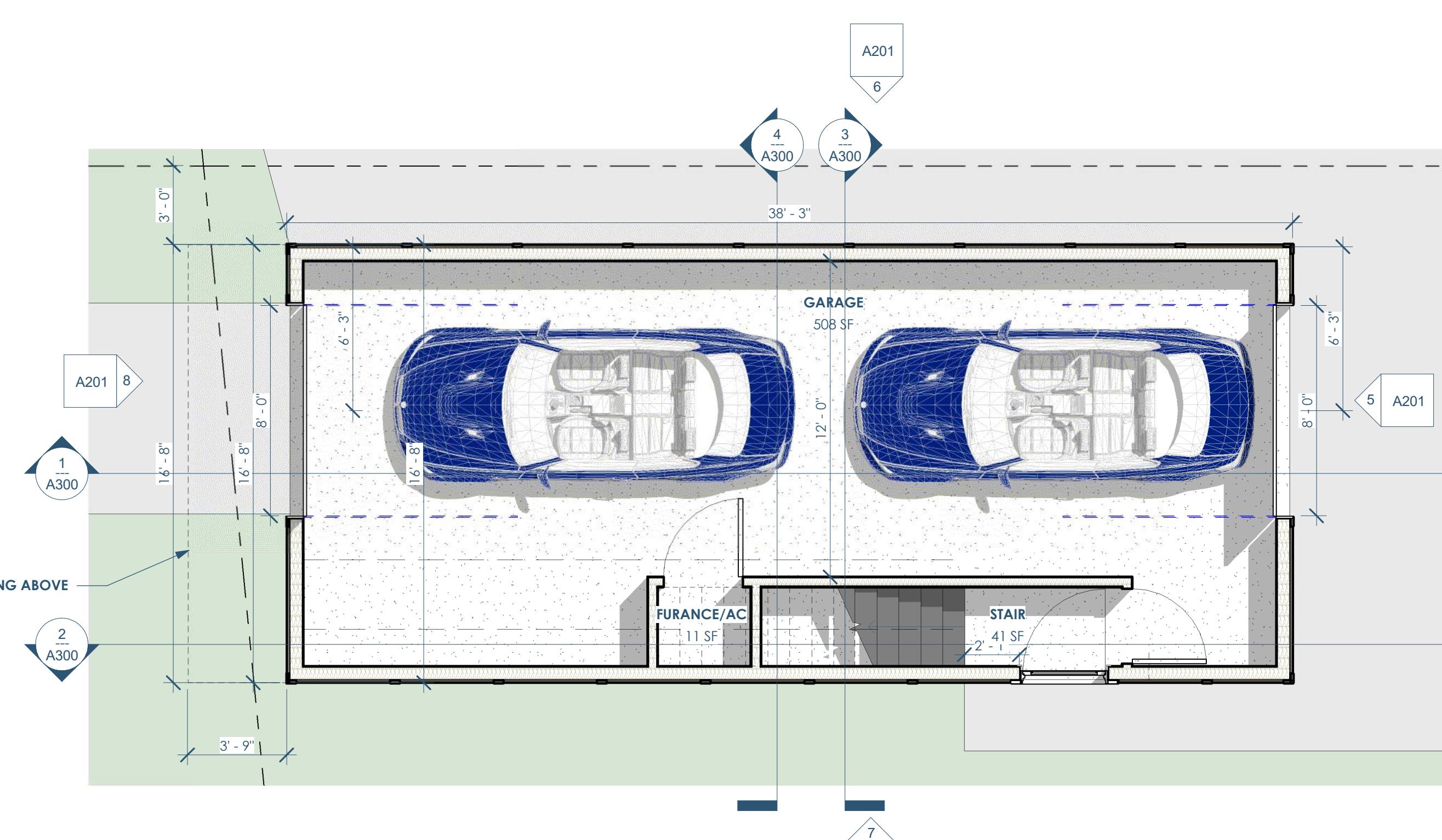
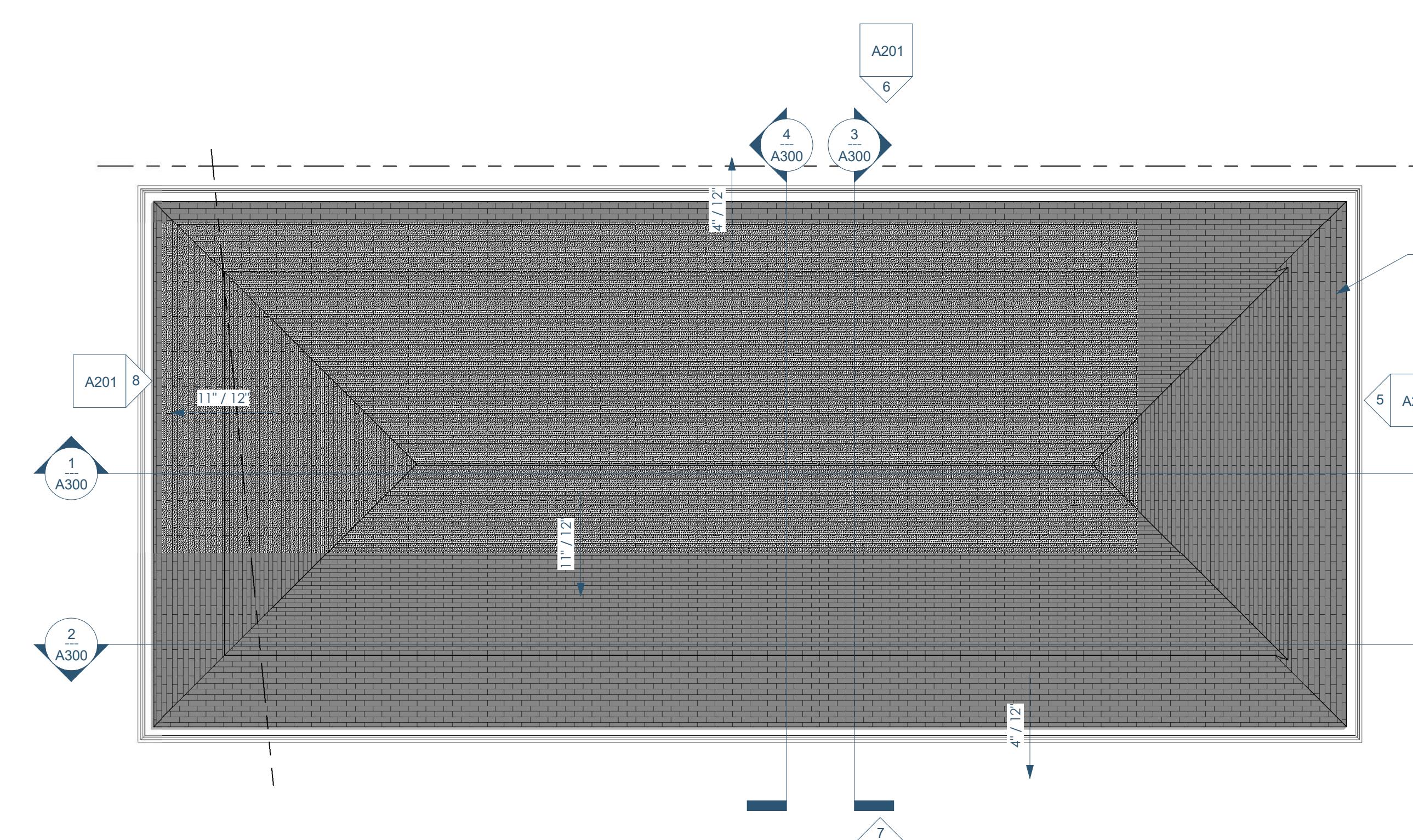
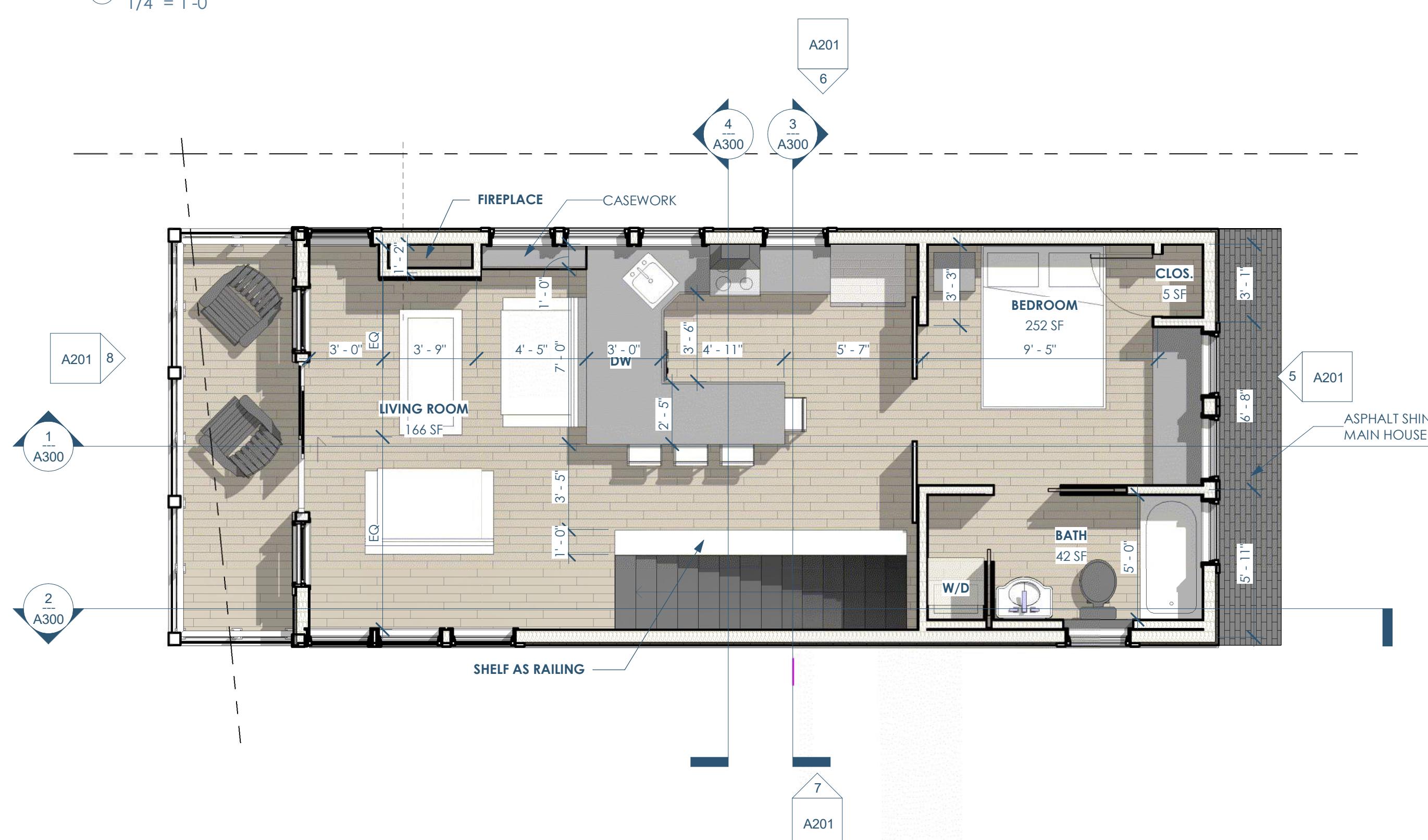
5

4

3

2

1

(6) FLOOR PLAN - 1ST FLOOR
1/4" = 1'-0"(2) FLOOR PLAN - ROOF
1/4" = 1'-0"(1) FLOOR PLAN - 2ND FLOOR
1/4" = 1'-0"

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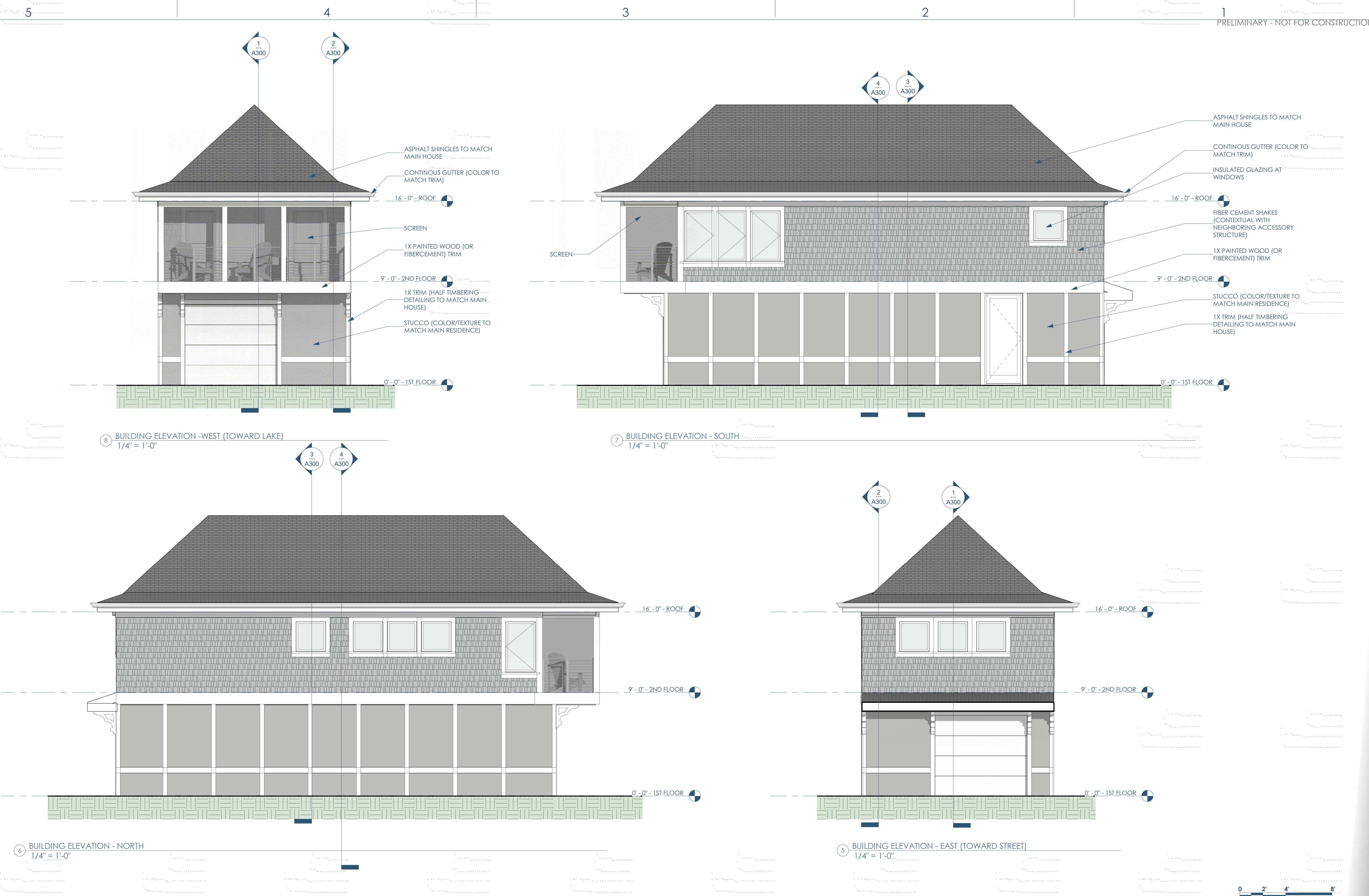


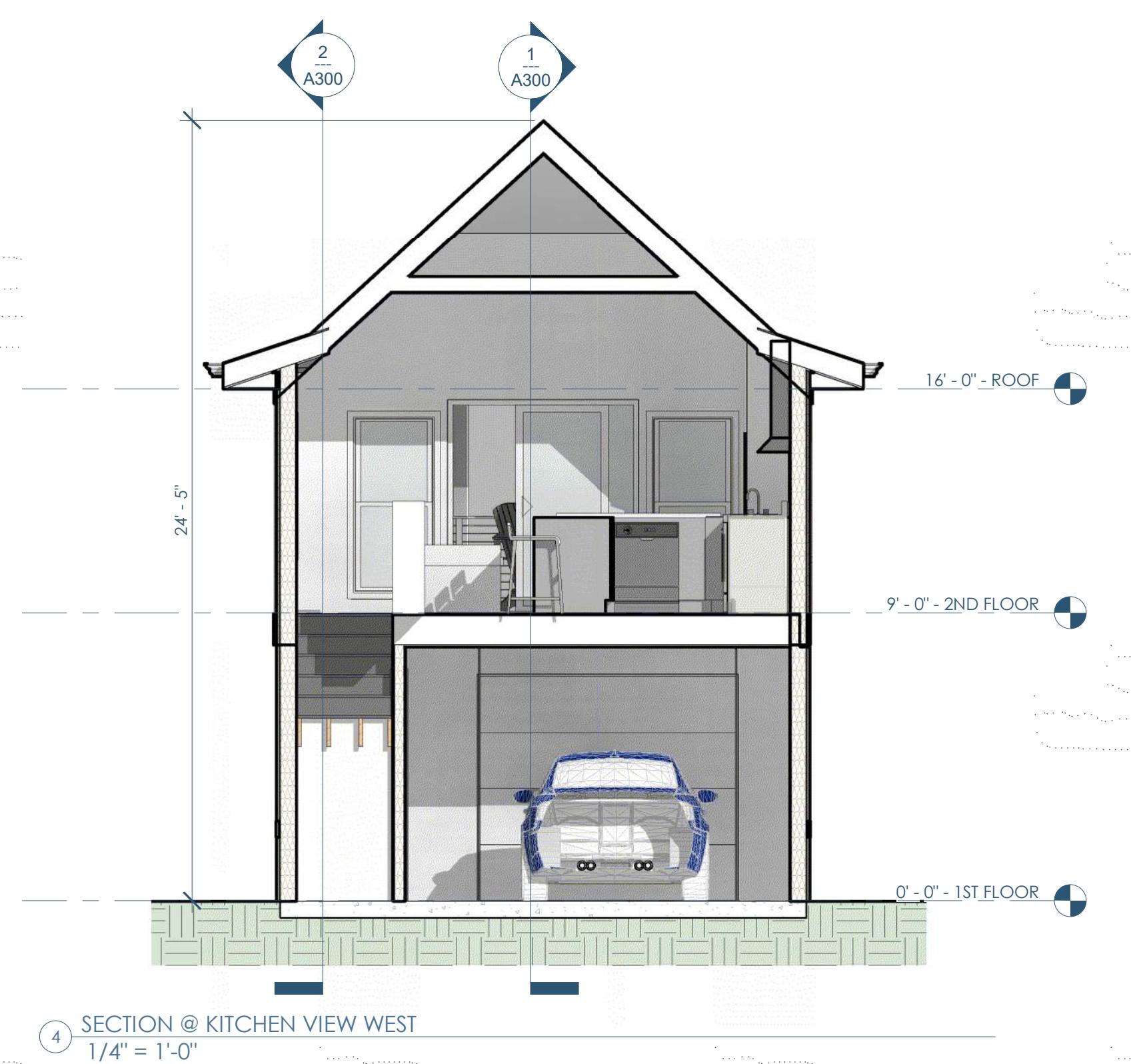
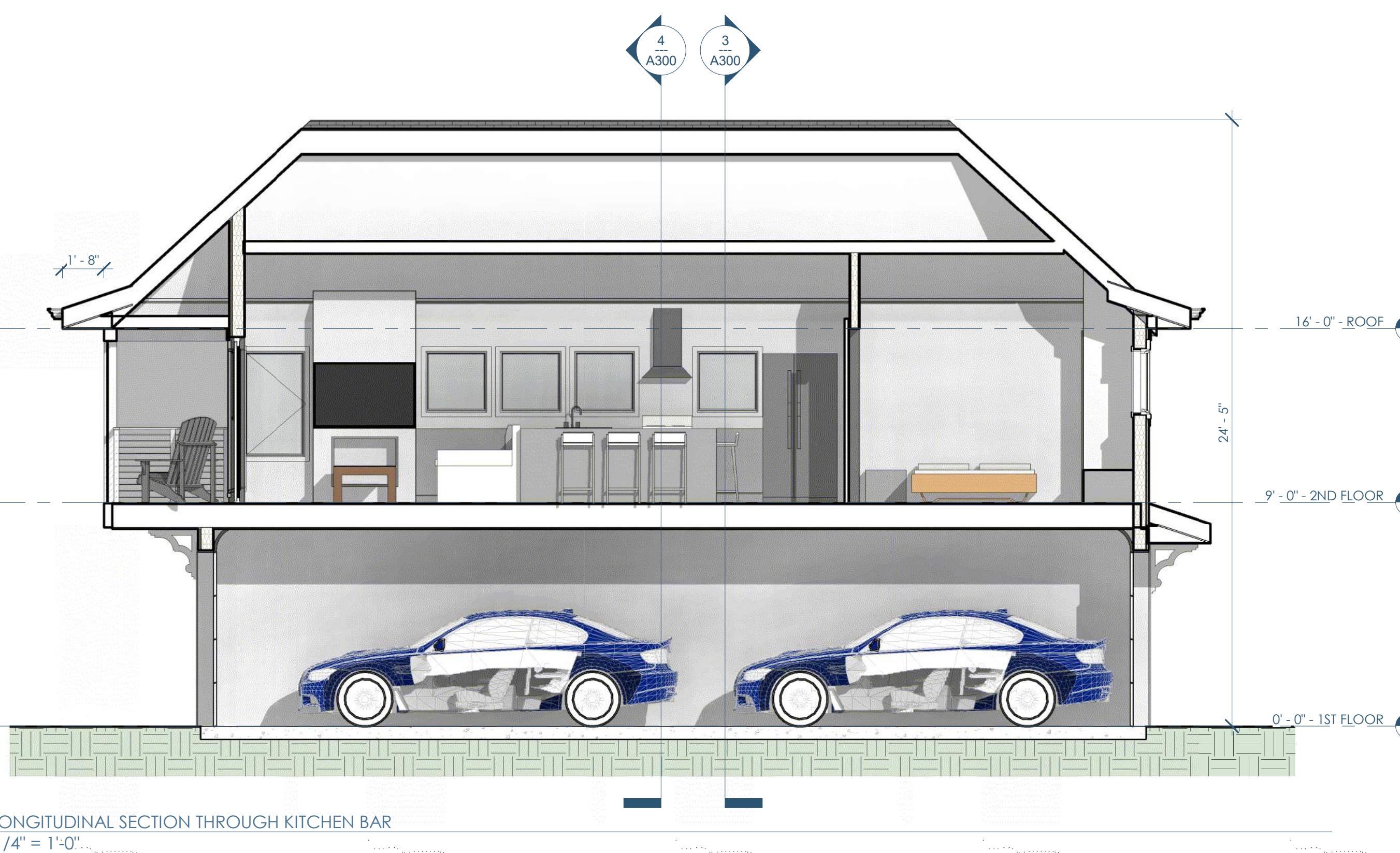
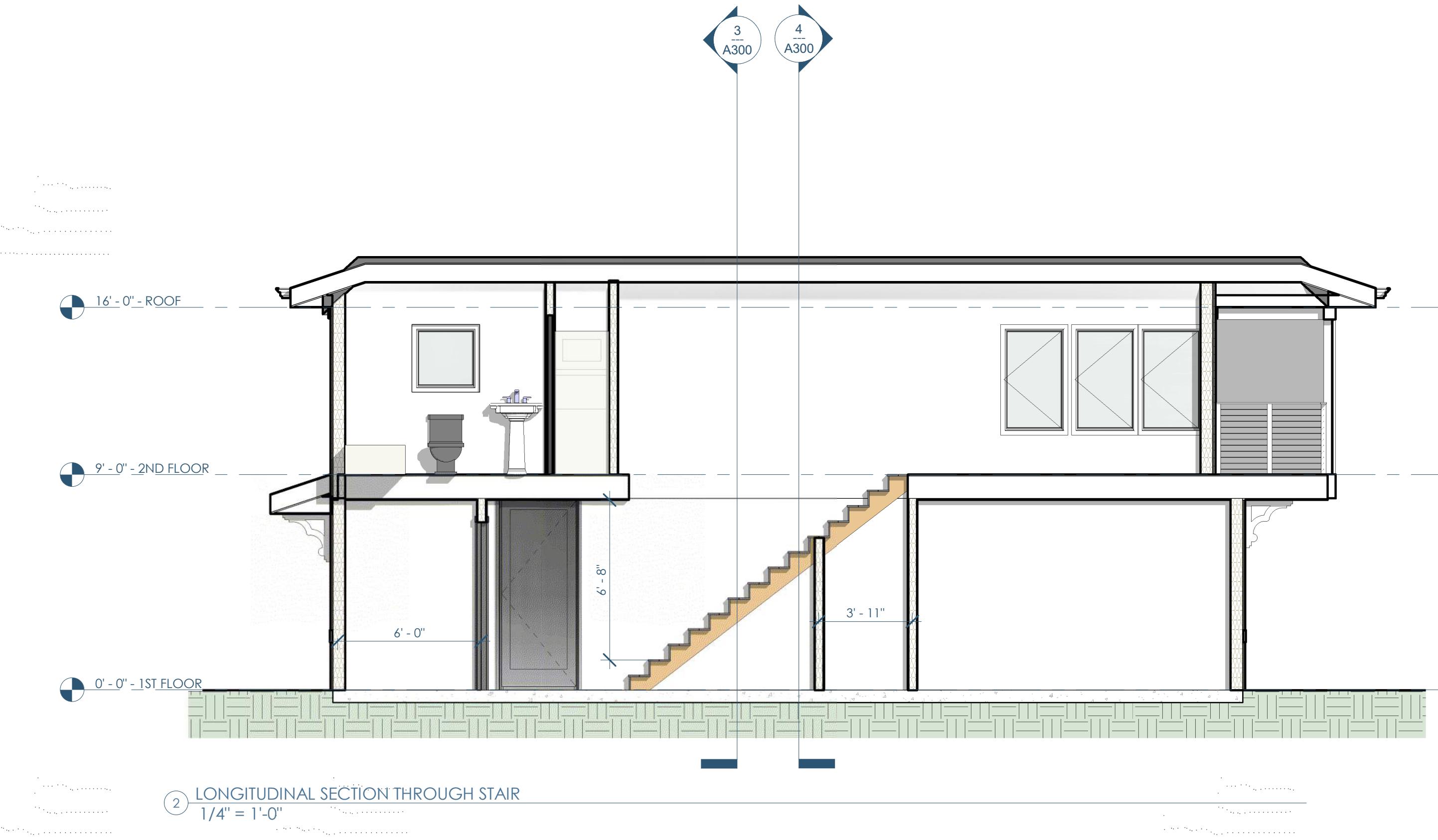
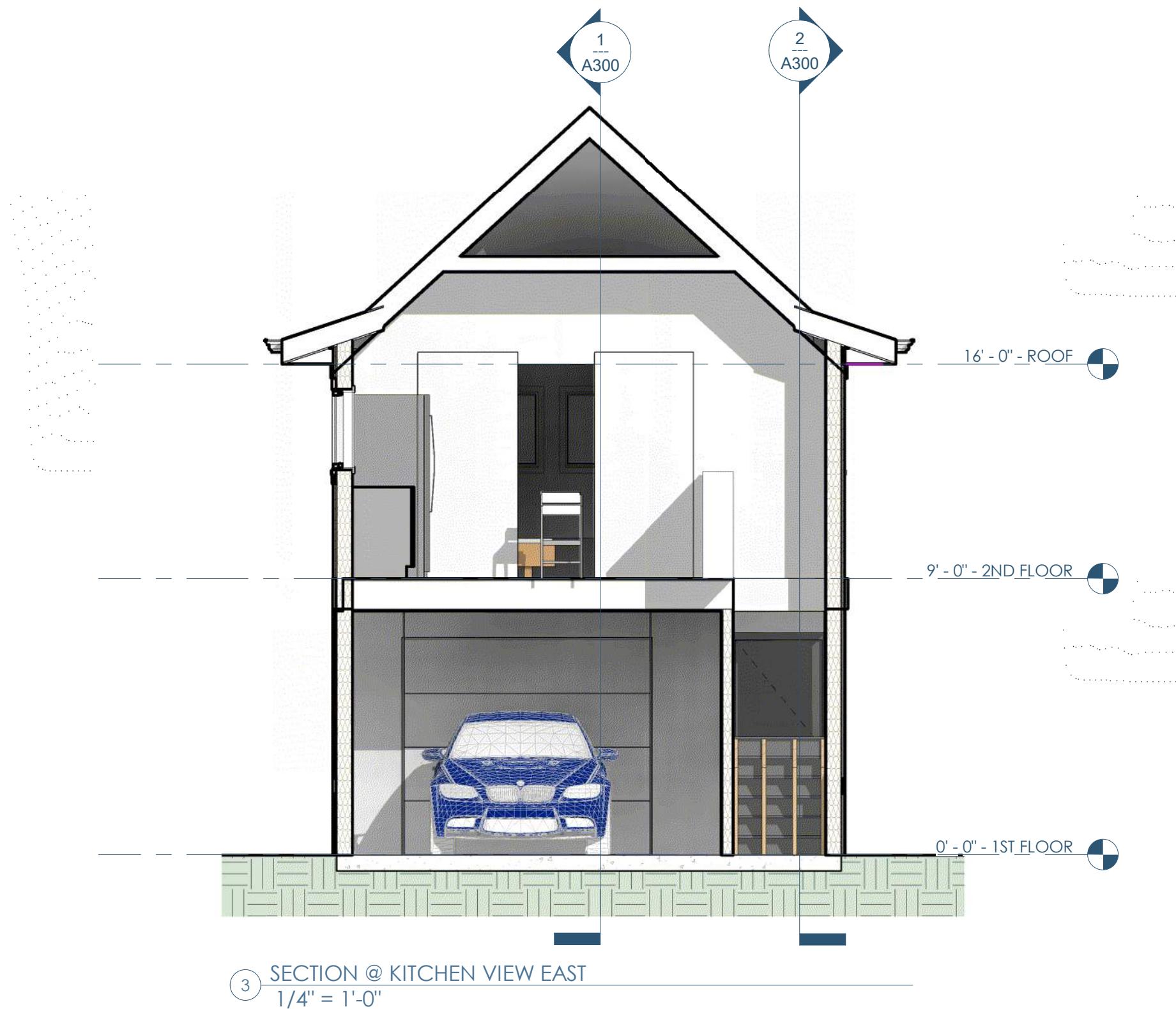
Architect: OpeningDesign
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Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

FLOOR PLANS - 04/01/2019
CROOKS - ACCESSORY DWELLING UNIT
1020 SHERMAN AVE | MADISON WI 53703

A101







BUILDING SECTION - 04/01/2019
CROOKS - ACCESSORY DWELLING UNIT
1020 SHERMAN AVE | MADISON WI 53703

A300

