**LAND USE APPLICATION – LETTER OF INTENT**

From: Legacy Custom Remodeling, LLC

Josh Wanta, Owner

7602 Riverside Road

Verona, WI 53593

[josh@legacycr.com](mailto:josh@legacycr.com)

Phone: 608-835-1822

Architect: Ryan Schultz

OpeningDesign.com

316 West Washington Ave., Suite 675

Madison, WI 53703

[Ryan.Schultz@openingdesign.com](mailto:Ryan.Schultz@openingdesign.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](mailto: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 ~16.5’ x ~42’ two story, garage and accessory dwelling unit in rear of home
* Subcontractors and material suppliers as coordinated by general contractor

Existing Conditions

* Residential home with large backyard
* Currently there is no garage on the property
* 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

Proposed Uses

* The 640sf garage for owner occupied residence. The proposed location matches where an existing garage once stood, but was razed in 2010.
* This ADU is planned to be used by the owner’s family (four children and seven siblings) when visiting
* The second floor ADU is 615 square feet of conditioned space and 85 square feet of open front porch

Project Schedule

* June 23rd – Plan Commission meeting and approval of ADU
* June 23rd - July 22nd –
  + 1 week to address Plan Commission conditions, if any
  + 1 week to develop CD’s for building permit
  + 2 week review by City’s zoning, engineering, inspection departments.
* July 22nd – excavate and pour foundation
* September 22nd – complete building, restore landscape/lawn

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 (1,100sf footprint)
* Existing driveway, front porch,back patio, and new garage sidwalk = ~1,300 square feet
* Proposed ADU = 700 square feet
* 1020 Sherman Avenue lot parcel – 10,044 square feet
* Remaining useable/open AFTER completing proposed ADU = ~6,940 square feet which is ~69% 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. Patrick Heck
  + [district2@cityofmadison.com](mailto:district2@cityofmadison.com)
* Neighborhood Association
* Tenney-Lapham Neighborhood Association
* <https://www.cityofmadison.com/neighborhoods/profile/92.html>
* Patty Prime, [pprime@gmail.com](mailto:pprime@gmail.com)
* Tyler Lark, [tylerlark@gmail.com](mailto:tylerlark@gmail.com)

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