

December 17, 2007

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: **The Conklin House Relocation**
Letter of Intent
Rezoning to PUD- SIP
101-109 N. Franklin Street
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval of a rezoning request to PUD-SIP.

Organizational structure:

Project: The Conklin House Relocation
101-109 N. Franklin Street

Engineer: Calkins Engineering
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax
Contact: Dave Glusick
dglusick@calkinsengineering.com

Owner: Renaissance Property Group, LLC
One Sherman Terrace, Ste 102
Madison, WI 53704
608-301-0000
608-301-0001 fax
Contact: Michael Matty
mmatty@renprogroup.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Relocation Ten Twenty Two, LLC
Developer: c/o Bill White at Michael Best &
Friedrich, LLP
One South Pinckney Street, Ste 700
Madison, WI 53703
608-257-3501
608-283-2275 fax
Contact: Bill White
wfwhite@michaelbest.com

Landscape Design: Ken Saiki Design
303 S. Paterson Street, Ste 1
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
ksaiki@ksd-la.com

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
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www.knothebruce.com

Introduction:

This project proposes the renovation and infill development of three lots on the northeast corner of North Franklin and East Mifflin Street. The three properties have recently been purchased by Renaissance Property Group and suffer from an extended period of deferred maintenance.

The 13,171 square foot site is currently zoned R-5 and occupied by three residential structures, two garages and backyard parking for 17 cars. This proposal envisions the removal of the garages and backyard parking and the relocation of the Conklin House to a fourth lot created within the other three lots. The Conklin House is a turn of the century Queen Ann that was extensively remodeled by the firm of Claude & Stark and is currently located at 309 North Mills Street. The current site of the Conklin House is the subject of a development proposal for a higher-density student housing project that is now under consideration by the Plan Commission.

Project Description:

The three existing residential structures that face North Franklin Street were constructed between 1879 and 1918 and represent an eclectic and interesting mix of architecture from the period. The Conklin House will face East Mifflin Street with a raised porch and steps creating an inviting street presence. A new curb cut on Mifflin Street will provide access to a small 3 stall parking area. New and repaired concrete walks will provide pedestrian access to the backyard while a new wood ramp will provide handicap access to the Conklin House. The front, side and back yards are appropriately landscaped to facilitate outdoor recreation.

Project Schedule and Management:

It is anticipated that the relocation will occur in March, 2008 with the renovation of the structures to occur shortly after. Project completion, including landscaping, is scheduled for Summer of 2009. Trash will be collected in private household receptacles and brought to curb by tenants. Snow removal, landscape maintenance, and building maintenance will be provided by the owner.

Social & Economic Impacts:

The development will provide a new in-fill location for The Conklin House, a turn of the century Queen Ann by Claude & Stark Architects. It will also allow for the renovation and improvement of three existing residential structures while reducing backyard parking and increasing green space. The development will modestly increase housing in the central city and promote pedestrian and bicycle circulation while reducing vehicular traffic.

Site Development Data:

<u>Densities:</u>	<u>Existing</u>	<u>Required per R-5</u>	<u>Proposed</u>
Lot area	13,171 SF or .302 acres		same
Lot area / D.U.	2195 SF/unit		1317 SF/unit
Density (units/acre)	.0503		.0302
Usable open space	0 SF 0% of site	4,480 SF 34% of site	895 SF 6.7% of site

<u>Parking Ratios:</u>	<u>Existing</u>	<u>Required per R-5</u>	<u>Proposed</u>
Automobile parking	17 stalls or 2.83 stalls/unit	16 stalls 1.6 stalls/unit	3 stalls or 0.3 stalls/unit
Bicycle parking	5 stalls	10 stalls	10 stalls

<u>Dwelling Unit Mix (Total Site):</u>	<u>Existing</u>	<u>Proposed</u>
One-Bedroom		1
Two-Bedroom	1	4
Two-Bedroom + Den		1
Three-Bedroom	4	2
Three-Bedroom + Den		1
Five-Bedroom		1
<u>Six-Bedroom</u>	<u>1</u>	
Total Dwelling Units	6 (20 Beds)	10 (25 Beds)

<u>Dwelling Unit Mix (By Building):</u>	<u>Existing/Proposed</u>			
	<u>101</u>	<u>103/105</u>	<u>107/109</u>	<u>Conklin House</u>
One-Bedroom				-/1
Two-Bedroom		0/2	1/1	-/1
Two-Bedroom + Den				-/1
Three-Bedroom	1/1	2/0	1/1	
Three-Bedroom + Den				-/1
Five-Bedroom		0/1		
<u>Six-Bedroom</u>		<u>1/0</u>		
Total Dwelling Units	1	3	2	4
Total Bedrooms	3	9	5	8

Conklin House Gross Area (approx.):

Basement	1971 SF
First Floor	2000 SF
Second Floor	2000 SF
<u>Third Floor</u>	<u>1150 SF</u>
Total Area	7121 SF

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
 Managing Member