

Wednesday, December 17, 2008

**Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985**

Dear Matt:

Please find included with this Letter of Intent our complete Planned Unit Development application package for the City of Madison Plan Commission's approval. This application is for the property located at 1045 and 1047 East Wilson Street, Madison, Wisconsin 53703. The property is located in the Marquette Neighborhood, which is within Madison Common Council District 6.

There are two houses on this property. This site is currently zoned M-1, which does not permit residential use. The reason for this Planned Unit Development is to allow the lot to be split, allowing individual sale of the two dwellings, and to bring this property into conformance with the zoning.

This property is in the East Wilson/ Schley Pass/Dewey Court Conservation District as outlined in the East Rail Corridor Plan. This plan indicates housing for this site.

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Marsha Rummel, who has expressed her support. We have also presented to the neighborhood association, and they are sending a letter of support, which we will forward to you.

There is no construction planned at this time.

The buildings will be offered for sale in early 2009. Our intent is to provide these dwellings for affordable home ownership. This is being done through a program that Common Wealth Development has operated for more than 15 years.

The site for this development is 0.2 acres.

We will use city services for trash and recycling removal.

The primary contact persons for zoning issues for this project are:

Paul Jasenski
Common Wealth Development
1501 Williamson Street
Madison, WI 53703
(608) 256-3527
email address paul@cwd.org

Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
email address glueckarch@sbcglobal.net.

If there are any questions or concerns or any additional information required please do not hesitate to call Jim Glueck or me.

Sincerely,



Paul Jasenski
Common Wealth Development

Attachments