

Letter of Intent

From: McFadden & Company
380 West Washington Avenue
Madison, Wisconsin 53703
(608) 251-1350 (Voice)



To: Plan Commission
City of Madison
215 Martin Luther King Blvd
Madison, Wisconsin 53701

Date: September 14, 2013

Project: 1316 Hooker Avenue

1316 Hooker Avenue is an exceptionally well built but indifferently maintained building that is now under new ownership. Interior work has already commenced as a Minor Alteration with new kitchen and bath fixtures & cabinets, new flooring and replacement windows & doors being installed in the existing eight apartments.

Additional improvements proposed include the adding new balconies for the four front facing apartments, replacing the entry canopy, resurfacing and striping the existing shared parking lot, construction of a trash enclosure, additional landscaping to the west of the building and the conversion of a portion of the lower floor that originally contained a now long abandoned pool into three new one bedroom apartments.

1316 is part of a master condominium that includes six buildings; three duplexes at 1501, 1505 & 1509 Steensland Drive and three apartment buildings with (5) two bedroom, (8) two bedroom and (12) efficiencies at 1310, 1316 & 1402 Hooker Avenue respectively. The duplexes are functionally independent and will not be considered here but three apartment buildings while having split ownership share drives, parking and open space and for the purpose of this application will be considered as a single entity.

Owner: Fish Hook Properties LLC
PO Box 1601
Madison, WI 53701
(608) 772-3507

Architect: James McFadden
McFadden & Company
380 West Washington Avenue
Madison, Wisconsin 53703
(608) 251-1350
mcfadden@mailbag.com

Schedule: Existing apartments - September 2013
New apartments & Balconies - Fall 2013
Site work - Spring 2014

Lot Area:
Steensland 28,127 SF for 1501, 1505 & 1509 Steensland Drive
1310 Hooker 21,344 SF
1316 & 1402 37,026
Total Hooker 58,370 SF

Building Area:
1310 Hooker 2,145 SF
1316 Hooker 4,328
1402 Hooker 3,446
1402 Deck 2,652
Total 12,571 SF

Dwelling Units:
1310 Hooker (5) Existing two bedroom
1316 Hooker (8) Existing two bedroom
(3) New one bedroom
(11) Total
1402 Hooker (12) Efficiencies
Total (28) Dwelling Units

Parking:
Auto
Covered 11 - 1402 Hooker
Street 9 - Vacated portion of Hooker Ave
Surface 21
Total 41 or 1.46 per dwelling unit
Bike 31 or 1.0 per dwelling unit + 3 visitor

Lot Coverage:

Buildings	8,975 SF or 15.4%
Decks/Balconies	2,755 SF or 4.8%
Walks	975 SF or 1.6%
Pavement	18,830 SF or 32.3%
Total	31,535 SF or 54.0%

Open Space: 18,760 SF or 670 SF / dwelling
21,412 SF or 756 SF / dwelling with deck @ 1402 Hooker

Land Value: \$54,000.00

Project Cost: \$75,000.00

Jobs Created: Approximately (8) man months for construction

Public Subsidy: None