

July 15, 2009

S0403

2039 Winnebago St
Richard Gehrke Owner
2040 Winnebago St
Madison, WI



Letter of Intent

The owner has been unable to find commercial tenants for the commercial space on the first floor that has been vacant for more than one year. The property is zoned C2.

There is a demand for residential space in this area. The proposed project is to convert one existing first floor commercial space into a 2 bedroom residential apartment. The property does not have the required usable open area.

No additional floor area is to be constructed. The exterior of the building is proposed to be modified only as necessary to provide the required light and ventilation needed for residential use.

Zoning Issues

This change will create a seventh dwelling unit, and will exceed 50% of the total first floor area, thus requiring a Conditional Use Permit.

A variance was granted in May 2009 for the reduction in the requirement for Usable Open Space and to allow a exterior deck to be constructed to provide usable area for one second floor dwelling unit.

Lot Area Calculations

Dwelling Unit #1	2 Bedroom	1,300 sf
Dwelling Unit #2	2 Bedroom	1,300 sf
Dwelling Unit #3	2 Bedroom	1,300 sf
Dwelling Unit #4	3 Bedroom	1,600 sf
Dwelling Unit #5	2 Bedroom	1,300 sf
Dwelling Unit #6	1 Bedroom	1,000 sf
<u>Dwelling Unit #7 Proposed</u>	<u>2 Bedroom</u>	<u>1,300 sf</u>
Total Required Lot Area		9,100 sf
Existing Lot Area		8,985 sf

Yard Area

The building does not conform with the yard requirements for new construction, however no new building floor area is proposed.

Usable Open Space Requirements

Dwelling Unit #1	2 Bedroom	320 sf
Dwelling Unit #2	2 Bedroom	320 sf
Dwelling Unit #3	2 Bedroom	320 sf
Dwelling Unit #4	3 Bedroom	480 sf
Dwelling Unit #5	2 Bedroom	320 sf
Dwelling Unit #6	1 Bedroom	160 sf
<u>Dwelling Unit #7 Proposed</u>	<u>3 Bedroom</u>	<u>320 sf</u>
Total Required Usable Open Area		2,240 sf

Existing Usable Open Area

Second floor roof deck	684 sf
<u>Proposed second floor side yard deck</u>	<u>72 sf</u>
Total Proposed Usable Open Area	756 sf

Parking

Dwelling Unit #1	1.5 Spaces
Dwelling Unit #2	1.5 Spaces
Dwelling Unit #3	1.5 Spaces
Dwelling Unit #4	1.75 Spaces
Dwelling Unit #5	1.5 Spaces
Dwelling Unit #6	1.25 Spaces
<u>Dwelling Unit #7 Proposed</u>	<u>1.5 Spaces</u>
Total Required Residential Parking Spaces	11 Spaces

<u>First Floor Commercial</u>	<u>3 Spaces</u>
Total Required Parking Spaces	14 Spaces

Existing Parking Spaces 6 Spaces

Legal Description

ELLSWORTH'S SUBDIVISION OF LOT 14 FARWELLS ADDITION, LOT 5 & THAT PART OF LOT 7 DESC AS FOL: BEG N COR LOT 7, TH S 28 DEG 45 MIN W 87.84 FT TO S COR OF LOT 5, TH S 60 DEG 51 MIN E 33.3 FT, TH S 89 DEG 11 MIN W 7.81 FT, TH N 28 DEG 45 MIN E 84.59 FT TO NELY LINE OF LOT 7, TH NWLY ALG LOT LINE 37.6 FT TO POB.