

2/17/14

Madison Plan Commission
215 Martin Luther King Jr. Blvd
Madison, WI 53703

Letter of Intent – Demolition Permit request for proposed project: JLL Building, 2223 Atwood Avenue

We hereby submit this application to demolish the existing structure at 2223 Atwood Avenue to build a 3 story mixed-use building that conforms to the current TSS zoning. We are excited for this project which will revitalize a neglected corner of Atwood Ave and will add quality apartments to attract long term tenants and a commercial space for an anchor business/office that we see as a welcome and beneficial addition to the Atwood Corridor.

Existing Conditions: This site currently has a vacant building that used to house a storefront and 2 dwelling units. This property was gutted for renovation over 10 years ago - that project was abandoned and the building has sat vacant and deteriorating since then. It is currently a shell with rough framing, some insulation and no utility service within the building. In the last 10 years the owner has used the yard as a parking lot for cars undergoing repair at the body shop across the street and the interior for storage.

Project Team: This project is proposed by Liz Lauer and Nina Lebwohl - the members of 2223 Atwood LLC – both of whom have lived and worked in the Atwood neighborhood over the last 20 years as Realtors and property managers. We will continue to own and manage the building after completion. We are working with Ferch Architecture and Key Construction – a team that has experience and success with infill projects in Madison's historic neighborhoods. The landscaping will be completed by Fertile Earth, Inc.

Proposed Use & Building Details: The proposed use of this property is for a three-story mixed use building housing 5 residential apartments and a 1260 sq ft commercial office space. The exterior of building has been designed to reflect the historic character of street through the architecture of the façade and the exterior materials of brick, siding, wood and concrete accents. The first floor will have the commercial space – slated to be a real estate office - and a 400 sq ft residential efficiency. There will be 4 total apartments on the second and third floors – each a 2 bedroom, 2 story unit with a deck. These units will range in square footage from 986 to 1192 square feet. The lot area is 5055 square feet or 0.11 acres and the proposed building's footprint will be 2950 sq ft with total square footage of the building including the basement to be 10,200 sq ft. There will be 4 third floor decks with area totaling 361 sq ft. There will be 5 exterior parking stalls and 8 bike stalls – 6 interior and 2 exterior.

Construction is scheduled to begin June 1, 2014 and to be completed January 1, 2015. The land value is \$45,500 and the estimated project cost is \$600,000.

We sincerely thank you for considering our proposal,



Liz Lauer & Nina R. Lebwohl
members, 2223 Atwood LLC