

August 24, 2012

Madison Plan Commission - Zoning  
City of Madison  
Madison Municipal Building Suite LL-100  
215 Martin Luther King Jr. Blvd.  
PO Box 2985  
Madison, WI 53701-2985

Subject: Land Use Application – Letter of Intent

Zoning Department and Plan Commission:

Existing Conditions:

312 North Hamilton Street is a 4 bedroom single family residence located between East Gorham Street and East Johnson Street. The approximately 1,200 square foot structure sits on a 1,909 square foot lot. The structure has server structural damage due to the balloon framing shifting off a stone foundation and rotted wood structure framing members.

Proposed Improvements:

The improvements would be to remove this unsafe structure and provide a single family residence. The new structure would be 926 square feet and would be build within the 'right to build' zoning setbacks. The site would provide one parking stall for the residence.

Zoning:

R6

Site Area:

1,909 square feet

Owner and Architect:

Daniel Gobel  
1017 Nichols Drive  
Raleigh, NC 27605

Contractor:

Robert Nelson - Heartwood Construction - 608.345.1531

Schedule:

Site - Fall 2012  
Structure - Spring 2013  
Interior/Site - Summer 2013  
Complete - Fall 2013

Sincerely,

Daniel Gobel, AIA, NCARB, LEED AP B+D