

# Letter of Intent

## 409 East Washington Ave

Owner: Robert C Metzger  
N4426 Old Hwy 73  
Columbus, WI 53703  
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The intent of this land use application is to bring the existing use of the property (single family home) into compliance with what zoning code allows as a permitted use. The property is currently zoned UMX which does not allow single family dwellings. A zoning change to DR1 will permit the existing use.

The property was purchased in May 2013 and renovated as a single family home. The alterations were completed with City of Madison building permits and did not affect the function of the property or remove any existing uses.

The previous owner (35 years) used the house as her primary residence and operated a counseling business from within the property. The property was marketed for sale as a single family home.

There are no alterations to the existing property. Included is a site plan of the existing buildings, floor plans and interior/exterior photos.

Existing conditions: Single family home

Project Schedule: No alterations

Proposed Use: No change to existing use

Hours of Operation: N/A (Single family home)

Building SQFT: Approximately 1800 sqft

Dwelling Units: 1

Auto/Bike Parking: 2 Garage Parking Stalls/No Defined Bike Parking

Lot Coverage/ Useable: No changes to existing

Value of Land: \$70,000

Estimated Project Cost: N/A (No alterations)

Jobs Created: N/A

Public Subsidy Req.: N/A