

LAND USE APPLICATION – ADDENDUM 1

Letter of Intent

We seek a Zoning Map Amendment from TR-C2 to TR-C3 for Lot One (1) and Twenty (20), Block 2, plat of Garden Ridge, Section 5, T7N, R10E located at 501 Welch Avenue, Madison, WI. Re-zoning will divide the parcel into two originally platted lots. The existing single-family dwelling would be preserved on Lot One (1), and Lot Twenty (20) separated as a stand alone lot. Our intent is to sell the existing home to an owner occupant and explore options for the vacant lot, including future design and build of an energy and space efficient dwelling in keeping with the spirit and values of the neighborhood.

501 Welch is currently a 904 sq ft, 2 bedroom bungalow on a 6,825 sq ft double lot. We seek to separate the lots by a Zoning Map Amendment, restoring the two underlying, originally platted lots. Lot One (1) preserves the existing 1919 bungalow and adds a proposed curb cut, driveway, and parking stall to the back of the property, accessible from Center Avenue. Lot Twenty would be rezoned for future infill with a code-compliant, single-family dwelling.

Property calculations for the proposed re-zoned lots are as follows:

	Lot size	Dwelling	Lot coverage (sq ft)	Lot Coverage (%)	Usable Open Space
Lot 1	3,450 sq ft	904 sq ft	1317 total sq ft (55sq ft stoop, 358 sq ft driveway)	38.00%	535 sq ft
Lot 20	3,330 sq ft	n/a	n/a	n/a	n/a

This request is a zoning map amendment and requires minimal construction, primarily one curb cut. The property line between the two lots runs down the center of the existing Welch Ave. driveway. The proposal is to add a curb cut at Center Ave. for Lot 1. Driveway parking is proposed for Lot 1, and no parking is proposed for Lot 20 at this time. An existing shed and driveway are scheduled for demolition by the owners independent of the re-zoning decision. These demo projects are also referenced in the re-zoning proposal and will be undertaken prior to the Common Council decision.

Estimated project costs are under \$5000. The proposed projects will be completed by licensed contractors upon approval of this application at the scheduled July 21st Common Council meeting.

May – 5/13/15 Re-Zoning Application Submission

June – demo shed and existing driveway on Welch

July – 7/21/15 Common Council re-zoning decision
construct Center Ave. curb cut, driveway, and parking for Lot 1

Aug – all construction completed by 8/15/15



view from Welch Avenue



view from Center Avenue