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October 22, 2005

Madison Plan Commission
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, WI 53701-2985

Re: Letter of Intent – Conditional Use and Demolition Permit
Project at 632 Knickerbocker Street

Dear Madison Plan Commission:

We are appearing before you to request approval for our home remodeling project. Our project seeks to remove our one-story home from its foundation and re-build a new two-story home.

Our home at 632 Knickerbocker Street is approximately 29 years old. The house is zoned R2. It is a pre-fabricated, ranch-style home and rests on a 4800 square foot lot. The total living space on the first floor of the house is 912 square feet and contains three small bedrooms (8x10, 8x11, 12x11), one full bath, plus a living room and kitchen. The basement is partially finished and contains a ¾ bath. We seek to expand the house by re-building it with two stories and not expanding the footprint.

Our purpose is to create a more livable and functional home for a family of two adults and three children. The project intends to maintain a space of five rooms on the first floor but re-configured as: kitchen, dining room, living room, family room, and a half bathroom. The second floor would then include four bedrooms plus one full bath.

Originally, we sought to add a second story to our current house, but upon consultation with a structural engineer we decided against it. The engineer advised us that it would be costly and difficult to add the second story on the unique steel beam construction of the pre-fabricated design. In addition, this project will house our family, and we wanted to feel confident the final design would be a stable and safe structural environment for years to come. For these reasons, we did not feel comfortable by simply adding the second story.

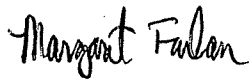
Our development schedule will begin in December 2005. At that time, we plan to move the current house off the foundation and deliver it to our buyer. Following that, our contractor will build the new two-story home with an anticipated completion date in late spring. Our contractor is Joel Nelson of J.N. Woodworks and our architect is Chris

Dietzen of Marling Lumber. The final home will be a single-family home consisting of 1835 square feet. Our family will be the owner-occupants of the house.

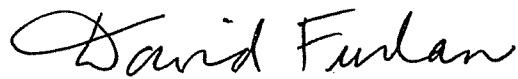
Our application is also based on our family situation. We have three children in elementary school, ages 4, 8, and 10 and the oldest of whom has a disability. In terms of his development as well as the impact on our other children, we believe if we were forced to move for more space, it would constitute a hardship on our family. Because we have lived in this neighborhood and on this street since our oldest son was 2 ½ years old, he has grown up with a safety net and optimal socialization for his disability with a stable set of neighbors, friends, and families. We have spoken to both of our adjacent neighbors and both are supportive of our plans as our other neighbors on our block.

Thank you very much for your consideration of permit and conditional use request. We look forward to answering any additional questions you may have.

Sincerely,



Margaret Furlan



David Furlan