



Barnett Architecture

July 19, 2017

Mr. Matt Tucker, Zoning Administrator
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2984

Re: Letter of Intent
Two-Flat
1139 Williamson Street
Landmarks District: HIS-TL
Zoning District: TR-V2
Parcel No.: 070913125279
Aldermanic District: 6

Members of the Plan Commission:

This Conditional Use Application is presented for your consideration for the demolition of the existing structure at 1139 Williamson Street and replacing with a two-story flat. Project details are as follows:

Project Team

Owner

1139 Williamson LLC
Mr. Michael Chan
Ms. Elaine Chan
130 Driftwood Lane
Trumbull, CT 06611

Architect

Barnett Architecture LLC
Todd Barnett
118 N. Breese Terrace Suite I
Madison, WI 53726

Structural Engineer

Fink Horejsh, LLC
PO Box 52
141 N. Main Street
Monticello, WI 53570

Surveyor

Williamson Surveying and Associates, LLC
104 A West Main Street
Waunakee, WI 53597

Historic Building Consultant

Gary Tipler and Associate
807 Jenifer Street
Madison, WI 53703

Contractor

To Be Determined



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Contact/Notification

Alder Marsha Rummel and the Neighborhood Association were notified via email on March 28, 2017.

Proposed Project

The proposed project is for a two-flat apartment measuring approximately 24' x 60' exclusive of the front and rear porch/stairs. A common entry hall accessed directly from the front sidewalk and porch provides protected access to the first and second floor units. Each unit measures approximately 1375 square feet and provides for three bedrooms, two bathrooms, typical living/dining/kitchen spaces, a home office and in-unit laundry. In addition, each unit has a front and rear porch and direct access to the back yard.

Planning/Zoning Pre-Planning Meeting

City of Madison Zoning and Planning Departments were contacted on March 6, 2017 via email for a Pre-Design meeting. A meeting was attended by Matt Tucker, Kevin Firchow, Tim Parks and Amy Scanlon of the City of Madison, Michael Chan (via Skype) and Todd Barnett.

Neighborhood Meeting Summary

5/9/2017	Marquette Neighborhood Association Preservation and Development I
5/25/2017	Neighborhood Meeting
6/5/2017	Landmarks Commission (Granted Certificate of Appropriateness)
7/11/2017	Marquette Neighborhood Association Preservation and Development II (referred at MNA Request)

Existing Conditions

The property is marked by a single-story gabled roof structure with a partial basement measuring approximately 635 square feet. The only other improvements are limited to the hard-packed gravel parking lot and utility connections.

Project Schedule

Construction is tentatively slated to commence in October/November 2017 with a construction period of five to six months.

Proposed Use and Square Footage

Proposed use of the space is a two-flat apartment building with the option of become owner occupied in the future.

Property Details

38.00'	North Property Line Dimension
37.91'	South Property Line Dimension
132.20'	East Property Line Dimension
132.21'	West Property Line Dimension
3248	Square Footage
0.07	Acreage

Zoning Details

20'	Front Setback (base code)
12.7'	Front Setback (averaging allowing/approach)
18.0'	Front Setback (proposed)
25'	Rear Setback
3.8'	Side Setbacks (based on 10% of lot width)

2273.6	Lot Coverage - Maximum (70% of Site Area)
1569.0	Lot Coverage - Actual (1569/3248)



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1000 SF	Open Space - Required
1028 SF	Open Space - Actual
40%	Rear Yard Parking Coverage - Allowed
34%	Rear Yard Parking Coverage - Actual (325/950)

Building Square Footage

Enclosed (sheathing to sheathing)

1375	Basement
1375	First Floor
1375	Second Floor
<u>4125</u>	<u>Total</u>

Non-Enclosed

265	First Floor Decks/Porches (168+97)
195	Second Floor Decks/Porches (98+97)
<u>460</u>	<u>Total</u>

Number of Dwelling Units/Bedrooms

Two Units/Six Bedrooms (total).

Auto and Bicycle Parking Stalls

There are two (2) proposed automobile stalls and no less than two (2) bicycle stalls. The current proposal is to locate in the basement (with the capacity to locate additional spaces outside as needed in the future).

Recycling/Refuse

There is a proposed enclosed recycling/refuse area for two bins each (four total) in the rear yard. The bins will be set in a gate and wood screened enclosure.

Hours of Operation

Hours of Operation are in keeping with residential uses.

Value of Land

Value of the land is estimated at \$128,300 per the City of Madison.

Estimated Project Cost

The estimate cost of the project is approximately \$550,000.

Number of Construction and Full-Time Equivalent Jobs Created

Approximately three full time jobs are expected during project construction.

Public Subsidy Requested

No public subsidy is being requested or provided.

Thank you for your consideration and please contact me with any questions or additional information.

Sincerely,

Todd Barnett, ALA
Architect

cc Michael Chan; Elaine Chan