

Wednesday, October 07, 2015

Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Matt:

Please find included, with this Letter of Intent, our Rezoning/Conditional Use application package for the City of Madison Plan Commission's approval. This application is for the properties located at 1917 Lake Point Drive, 5330 Hoboken Road, and 1918 West Broadway, Madison, Wisconsin. The properties are located in the Bridge Lake Point Neighborhood, which is within Madison Common Council District 14.

These sites are all currently zoned TR-V1. We are looking to combine the three parcels into one and then to rezone the property to TR-U1 zoning, which will allow our intended use, which is two six-unit townhouse buildings, which require a Conditional Use for number of units and for the garages, which exceed 1000 square feet.

We have already had several meetings with City staff regarding this request, and have spoken to the area alderperson, Sheri Carter, who has no objections to this use. We have also presented to the Bridge Lake Point Neighborhood Association and the Waunona Neighborhood Association.

There will be demolition of the existing building containing the Bridge Lake Point Waunona Neighborhood Center and four residential units as outlined in our drawings. The Center is planned to be relocated to another development we are proposing at 2230 West Broadway, which will be submitted to the City on October 21, 2015.

The project is expected to be completed within 24 months of city signoff on our conditional use.

The site for this project is 0.874 acres or 38,070 square feet.

We will have twenty car parking spaces. We will have twelve bike parking spaces within the garages. See our site plan for more detail.

The total building area is 16800 square feet. Total garage area is 3168 square feet.

Our lot coverage is 64.6%.
Usable open space is 5462 square feet.

See attached drawings for more detail on these calculations.

Value of land is not determined, as the properties are currently tax-exempt.

Estimated construction cost is \$1,500,000.

Number of jobs created: none.

Public subsidy is required.

Development Team is:

Movin'Out, Inc., Co-Developer
Mirus Partners, Co-Developer
Glueck Architects
Quam Engineering
Landscape Architecture, LLC

The primary contact persons for zoning issues for this project are:

Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
email address glueckarch@sbcglobal.net.

Dave Porterfield
Movin' Out, Inc.
206 East Olin Avenue
Madison, WI 53713
(608) 251-4446 Ext 8
email address dp@movin-out.org

If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck or me.

Sincerely,

Dave Porterfield
Movin' Out, Inc.

Attachments