

To Whom it May Concern,

The following outline describes the major aspects of the proposed Conditional Use and related Land Use Application to be submitted for the property located at 209 North St, Madison WI 53704. See enclosed site plan and building drawings.

Steven Keidl, Owner/Builder

Proposed Use: Conversion to "Two-family dwelling -- two unit" as conditionally permitted according to Table 28C-1 of Madison Zoning Code. Each unit approximately 1200 SF. Preliminary plans have been reviewed by the zoning department and found to comply with all preconditions as set forth in Section 28.045 for designation TR-C4. Conversion entails comprehensive repair/renovation of the existing building and an addition consisting of one room at two stories.

Existing Conditions: Distressed single-family residence. Purchased in 2015 in uninhabitable condition due to water damage and structural rot damage.

Project Schedule: Repairs and stabilization currently ongoing. Project duration estimated through August 2018.

Auto & Bike Parking: Minimum two auto parking stalls and one bike rack, all to rear of building.

Lot Coverage: 7758 SF lot (exceeds 4000 SF minimum requirement)
1143 SF building footprint
1170 SF impervious paved surfaces
 $(1143 + 1170) / 7758 = 30\%$ coverage (65% max allowable)

Usable Open Space: 2990 SF rear yard + 864 SF southwest front yard
Total = 3854 SF (exceeds 1500 SF minimum requirement)
Side yards not utilized in open space calculation.

Other Project Goals: Keep the worksite tidy and be sensitive to neighbors' rights to enjoy the use of their properties during the project.

Maintain small-scale classic residential neighborhood aesthetic through traditional styling and conventional materials. Reintroduce original 1923-era window trim and other exterior architectural details previously altered or covered by 1980s metal siding job. Maintain appearance of single-family dwelling on exterior street view.

Protect ancient oak tree in front yard.

Utilize energy efficient building methods and materials.