

2/19/20

To: City of Madison

Narrative description of the proposed use for 2122 Luann Lane

The developer (2122 Luann Lane LLC) proposes a complete property restoration to modify the property from approx. 12,500 SF of office space to 17 housing rental units with a combination of 1 & 2 bedroom units. The subject property is adjacent to higher density multi family housing, thus the developers be of the opinion the proposed new use fits within the neighborhood plan.

Restoration included the following:

- 1) Complete tear out of all interior walls including insulation, drywall & flooring.
- 2) Complete replacement of all mechanical systems in including electrical & HVAC systems to separately metered gas & elec.
- 3) Bring all heat loss calculation to code. (new insulation)
- 3) New walls, flooring, lighting fixtures,cabinets & appliances.
- 4) Fire sprinkling system complete building.
- 6) New video intercom system within each unit to communicate to outside visitors.
- 7) Updated landscaping plan to City of Madison Specifications.
- 8) Construction of private entrance garage parking.
- 9) Replacement of all asphalt parking.

2122 Luann Lane has been vacant for over a year and the building is beginning to show premature aging due to neglect and lack of an occupant. The parking lot asphalt is deteriorated to the point where it basically gravel pad and needs a complete replacement.

We are excited and committed to restoring this property to it new use and look forward to working with the City of Madison to complete this project. All supporting engineering documents have been included in this submittal.

Thank you for your consideration.

Respectfully submitted

2122 Luann Lane LLC
Todd Nelson