

CITY OF MADISON LAND USE APPLICATION – LETTER OF INTENT

*Bauknecht Residence – Garage and Studio Apartment*

Project Team: Daniel D Bauknecht, the co-owner of the property, is the General Contractor for the project. Andrew Braman-Wanek, AIA of GinkgoHouse Architecture is the Architect.

Existing Conditions: The property at 2313 Center Ave is a single family home with a detached 10' x 17' one-car garage in poor condition. The existing garage will be removed.

Project Schedule: The project is scheduled to commence construction once approval has been granted and building permits have been obtained. A December 2016 start date is desired with work completed in eight weeks (weather dependent).

Proposed Uses: The project is proposed to consist of a detached, one-car garage on the main level with living space above.

Hours of Operation: Given that this is a residential use, hours of operation will be 24 hours per day, every day.

Building Square Footage: The building will have a 464sf footprint and a 464sf second floor.

Number of Dwelling Units: 1

Auto and Bike Parking Stalls: There will be no designated parking added to the property.

Lot Coverage & Usable Open Space Calculations:

a. Lot Size	5067sf
b. Impermeable Area	1943sf (38%)
c. Usable Open Space	>500sf

Value of Property: The property was purchased for \$290,000 in November of 2015

Estimated Project Cost: Estimated project cost is \$60,000

Estimated Number of Construction and FTE Jobs Created: Estimating labor costs as 50% of construction costs and an average wage rate of \$40,000 per year, this project will create approximately 0.75 one-year full-time equivalent jobs.

Public Subsidy Requested: No public monies are requested