

June 20, 2018  
Department of Planning & Development  
City of Madison  
126 S. Hamilton St.  
Madison, WI 53703

**Introduction:**

The subject development is located on the lot at 306 S. Baldwin St., at the corner of S. Baldwin St. and E. Wilson St., and is part of a Planned Development (PD) zoning map amendment, currently zoned TR-C4. The 66' x 99' (6,534 SF) lot is currently occupied by a two-flat on the southwest half of the lot, with a detached 3-car garage currently occupying the west corner of the proposed lot.

**Project Description:**

The project calls for the current TR-C4 lot noted above to be split into two PD zoned lots measuring 32.39' x 99' as the "south" lot and 34.02' x 99' as the "north" lot as documented on the Certified Survey Map. The proposed development is a two-story, owner occupied, single-family home to be constructed on the "north" proposed lot, with a two-car detached garage replacing the current free standing 3-car garage. The project will also include a drive-way on southwest corner of the proposed lot specifically catered for additional off-street parking for tenants whom occupy the two-flat at 306. S. Baldwin St. The current two-flat will not be affected by the construction of the proposed house and is located on the proposed "south" lot.

The proposed single-family house is designed to match the current two-story craftsman style of the neighborhood. It will be a quality-built house with durable siding, shingled roof, and above standard finishes.

**Pre-Application Meetings:**

The proposed project as described above was presented to the Marquette Neighborhood Association on March 13<sup>th</sup>, 2018. The project design was unanimously accepted and approved by each voting member of the association. Alder Rummel was given formal notice of intent to submit a Land Use Application on April 3<sup>rd</sup>, 2018. The Department of Planning and Development was utilized during each step of this process thus far.

**Project Schedule**

Construction is scheduled to begin in September 2018 and will be completed by March 2019.

Thank you for your time in reviewing my proposal.

Yours Truly,

Nicholas R. Rhode