

June 15, 2016



City of Madison – Zoning Administrator  
215 Martin Luther King Jr. Blvd.; Room LL-100  
PO Box 2985  
Madison, WI 53701-2985

RE: **308 North Blair Street – Proposed Apartment Building**

This packet of material is submitted to the City of Madison Zoning Administrator for a Land Use Application for the above mentioned project.

It is our intent to submit a comprehensive packet of information for review and approval by the City of Madison Departments.

Attachments included in this packet (32 copies @ 11x17):

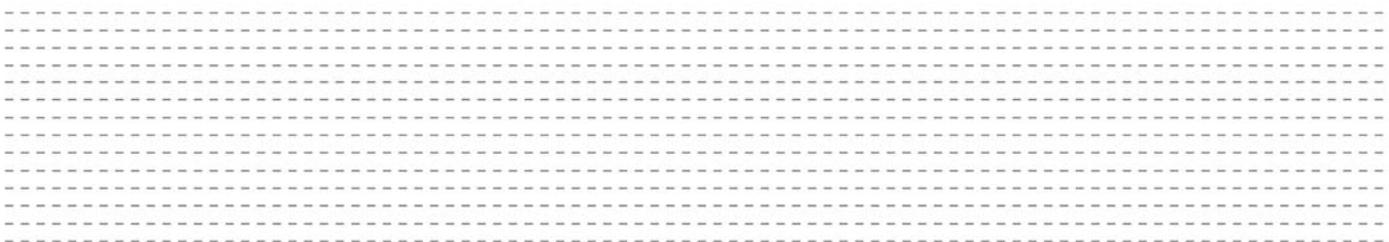
- Land Use Application
- Required Drawings with proposed project information
  - Site, Grading and Utility Plans
  - Landscape Plan
  - Building Elevation Drawings
  - Floor Plans
  - Supplemental Material
- Letter of Intent
- Filing Fee

Please contact me at (608) 445-9594, if you have any questions or need further information.

Thank You,

Chris A. Oddo, AIA

Principal



**Letter of Intent:**

To: City of Madison Zoning Administrator

RE: **308 North Blair Street – Proposed Apartment Building**

**PROJECT TEAM**

**Client**

Renaissance Property Group, LLC  
2132 Fordem Avenue, Suite 100  
Madison, WI 53704  
608.301.0001  
Michael Matty – Managing Member

**Architectural & Landscape**

InSite Consulting Architects, LLC  
115 East Main Street  
Suite #200  
Madison, WI 53703  
608.445.9594

**Site Survey**

Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
608.250.9263

**EXISTING CONDITIONS**

Presently, a (2) story wood frame and wood sided house occupy this lot at 308 North Blount Street where the new building is proposed to be developed. See attached existing site survey.

**PROJECT SCHEDULE**

It is our intent to issue 100% completed construction documents for bid in August of this year, 2016. Construction would start by or before September of this year and be completed by the summer of 2017.

## **PROPOSED USES**

The entire proposed new building will be used for residential.

- Garden Level = 1,812 nsf ((2) one bedroom apartments, bike storage & mech. Space)
- 1<sup>st</sup> Floor Level = 2,014 sf ((2) two bedroom apartments)
- 2<sup>nd</sup> Floor Level = 2,014 sf ((2) two bedroom apartments)
- 3<sup>rd</sup> Floor Level = 2,014 sf ((2) two bedroom apartments)

## **HOURS OF OPERATION**

24/7/365

## **BUILDING SQUARE FOOTAGE**

- See above

## **NUMBER OF DWELLINGS UNITS**

Total of (8) apartment units

## **AUTO and BIKE PARKING STALLS**

There are (0) automobile parking stalls provided in this project.

There are (8) covered bike parking stalls and (1) external bike parking stalls provided in this project.

## **LOT COVERAGE & USABLE OPEN SPACE CALCULATIONS**

Lot Area = 6,551 sf

Lot Coverage = 2,014 sf

Usable open space calculation:

Required: 560 sf = 40 sf x (14) bedrooms

Provided: 2,889 sf

## **VALUE OF LAND**

The land is valued at \$91,400.

## **ESTIMATE OF PROJECT COST**

The estimated project cost is \$ TBD.

**NUMBER OF CONSTRUCTION & FULLTIME EQUIVALENT JOBS CREATED**

The estimated number of construction jobs created is (5) FTE.

The estimated number of fulltime equivalent jobs created is (1/4) FTE.

**PUBLIC SUBSIDY REQUESTED**

No public subsidy is requested for this project.

**ADDITIONAL PROJECT INFORMATION:**

We presented this proposed project at a publicly notified meeting on June 14<sup>th</sup> to interested Capitol Neighborhood residence. Our intent is to secure a support letter from the Capitol Neighborhoods Association Board prior to July Plan Commission meeting.

The proposed project meets or exceeds all zoning requirements for the current zoning, DR1.