

Barnett Architecture

March 21, 2016

Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2984

Re: Letter of Intent – 3303 Gregory Street/Demolition Permit

Attached please find the following documents for Plan Commission Consideration for the demolition of the existing house at 3303 Gregory Street and replacement with a new home.

1. (12) Copies of Land Use Application Form (Conditional Use)
2. (12) Letter of Intent
3. (7) Full-Sized Plans
4. (7) Plans Reduced to 11x17 (remains full-size)
5. (1) Copy of Plans reduced to 8.5 x 11
6. Filing Fee

Owner

Kim Turner
Melissa Mulliken
3306 Gregory Street
Madison, WI 53711
E KTurner@optionsmadison.com
E Melissa@mmulliken.com

Architect

Barnett Architecture LLC
118 N. Breese Terrace Suite I
Madison, WI 53726
P 608-233-4538
E todd@barnettarchitecture.com

Surveyor

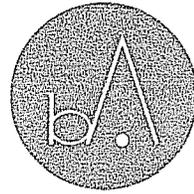
Noa Prieve RLS
Williamson Surveying
104 A West Main Street
Waunakee, WI 53597
P 608-255-5705
E noa@williamsonsurveying.com

Contractor

Mark Marshall
Marshall Construction
2362 Quartz Lane
Madison, WI 53719
P 608-576-3287
E markmarshall1@mac.com

Existing Conditions

The site is occupied by a single family residence with a rough floor area of 938 square feet (including the garage). There is a partial basement dedicated to mechanical and incidental storage. The site slopes down



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from west to east by approximately three feet. No substantial trees are on the property although there are some in the terrace. The home is in very poor shape.

Project Schedule

Assuming that the Conditional Use is granted, the owners wish to start construction as soon as possible with the completion of the home by the end of 2016.

Proposed Use/Building Square Footage

The proposed use of the project is a one-story single-family residence. The first floor measures approximately 1700 square feet excluding the screen porch (125 square feet) and a single-stall garage (370 square feet). There is a full-basement to allow for future use.

Hours of Operation

In concert with a single-family residence. Full-time.

Number of Dwelling Units

One.

Auto and Bike Parking Stalls

One interior and one exterior parking stall. Bike area inside the garage.

Lot Coverage

Total Lot Area: 5789 SF
Total House Footprint: 2175 SF (including house proper, screen porch and garage)
Driveway: 193 SF
Front Entry Patio: 120 SF
Total Impervious: 2488
Impervious Percentage: 42.98% (allowable per TR-C3: 75%)

Value of Land

\$103,500 (per City of Madison Website)

Estimated Cost

\$250,000 (construction)

Number of Construction and Full-Time Equivalent Jobs Created

Construction Jobs Created: Application 3-4 Full-Time for approximately 4.5 months. No full-time jobs created with project.

Public Subsidy

None requested.

Thank you for your consideration and please contact me with any questions or additional information.

Sincerely,

Todd Barnett, ALA
Architect