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June 2nd, 2016

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

RE: Letter of Intent – 3303 Gregory Street

Please find attached the following documents for Plan Commission consideration for the demolition of the existing house at 3303 Gregory Street and replacement with a new single family home.

1. (17) copies Letter of Intent
2. (17) copies Full sized Plans
3. (17) copies Land Use Summary
4. (1) Copy of Plans reduced to 8-1/2 x 11
5. Filing Fee

OWNER

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

DESIGN / BUILD CONTRACTOR

Waterstone
PO Box 5565
Madison, WI 53705
608.630.0329
manderson@waterstonestudio.com

SURVEYOR

Williamson Surveying
104 A West Main Street
Waunakee, WI 53597
608.255.5705
noa@williamsonsurveying.com

EXISTING CONDITIONS

The site currently has a single family residence with a rough floor area of approximately 938 s.f. including garage. There is a partial basement used primarily for mechanicals and storage. The site slopes down from west to east approximately three feet. The only substantial trees on the site are located in the terrace. The home is in poor shape.

PROJECT SCHEDULE

Upon approvals and issuance of required permits, construction to begin immediately with a completion date of Fall, 2016.

HOURS OF OPERATION

Full time single family residence.

NUMBER OF DWELLING UNITS

One.

AUTOMOBILE AND BIKE PARKING

One interior and one exterior parking stalls. Bike storage in garage.

LOT COVERAGE

Total Lot Area:	5,789 sf
Total House Footprint:	2,115 sf
Total Driveway:	193 sf
Front Entry:	43 sf
Total Impervious:	2,351 sf
Percentage Impervious:	40.06 % (Allowable per TR-C3: 75%)

VALUE OF LAND

\$103,500

ESTIMATED COST CONSTRUCTION

\$309,000

NUMBER OF CONSTRUCTION AND FULLTIME EQUIVALENT JOBS CREATED

Construction jobs created: 3-4 Full Time for approximately 5 months. No permanent jobs created with project.

PUBLIC SUBSIDY

None

Thank you in advance for your consideration. Contact me with any questions or for additional information.

Regards,

Michael Anderson
Waterstone

Land Use Summary Table		
Site Area	5,789 square feet	
	Existing	Proposed
Building Area		
First Floor	728	1,580
Basement		1,580
Screened Porch		123
Garage	210	413
Total	938	3,696
Lot Coverage (sidewalks >5', driveways, building footprint, covered porches, etc.)	1,218	2,351
Open Space (Landscape areas, sidewalks < 5', paver patios, decks, etc.)	4,571	3,348