

December 17, 2008

Residential Building
1144 & 1148 Jenifer Street
Madison, WI 53704



Letter of Intent

The property at 1148 Jenifer Street currently has a two-story, two-dwelling unit building on one side of the property and a vacant area on the other that was the location of a house that burned and was demolished some years ago.

The owner of the property wishes to move an existing house from 430 S. Thornton Avenue to the vacant portion of the site. The house is approximately 20 years newer than the adjacent houses, but of similar character as many other houses in the neighborhood. The relocated house will be installed on a new basement foundation and will align with the houses on either side. A new front porch will be constructed to match the existing porch, and floor levels will align with the houses on either side.

The relocated two-dwelling-unit house will be modified to have at least two bedrooms in each unit. Current plans include construction of a new rear stair addition with exterior porches facing the rear yard.

Because the property is smaller than the current minimum required lot area, the property cannot be subdivided. The City of Madison zoning ordinance does not allow two houses on one property in the R-4H zoning district. Therefore the City requires that the property to be rezoned as a PUD.

In November 2008, the Landmarks Committee considered the proposed plan and encouraged the owner to pursue saving the existing building at 430 S. Thornton Avenue by relocating it to the 1144 Jenifer Street location.

The proposed schedule is to gain approval by the City of Madison Plan Commission and City Council during the winter of 2008-2009, and relocate the building in early spring of 2009.