

October 13, 2009

Mr. Matt Tucker  
Zoning Administrator  
City Of Madison  
215 Martin Luther King, Jr. Blvd

Re: Letter Of Intent  
115/117 S. Bassett  
NW ¼ OF LOT 17 & NW1/4 OF LOT 18  
SE ½ OF NW ½ OF LOT 17 & SE ½ OF NW ½ OF LOT 18

Dear Mr. Tucker,

The following is submitted with the plans, application and zoning text for staff, plan commission and council consideration for approval of the proposed development.

Project:

Name: 115 & 117 S Bassett Street  
NW ¼ OF LOT 17 & NW1/4 OF LOT 18  
SE ½ OF NW ½ OF LOT 17 & SE ½ OF NW ½ OF LOT 18

Owner:

Brandon Cook  
PO BOX 694  
Madison WI 53701  
Ph (608)279-7962

Residence  
117 S Bassett St #3  
Madison WI 53701

Project Submitter

Owner

Architect:

Matthew Aro AIA & Josh Johnson AIA  
Aro Eberle Architects  
116 King Street Suite 202  
Madison WI 53703  
Ph (608)204-7464

Background – Existing Use:

The existing use for the property at 115 & 117 S Bassett is for student housing. This is under Multi-Family Housing. The current configuration on these two properties is the main buildings towards the front of each lot. 115 S Bassett is currently a single family home with 4 bedrooms, and 117 S Bassett is currently a 3 story 3 unit building with each unit containing 2 bedrooms. The site is currently zoned R6. The two driveways and rear of the lot are all gravel; the rear yard is used for parking and has a 3 car garage structure.

Proposed Uses of Buildings:

115 S Bassett will be a 2 unit building when completed. The basement unit will get an additional 2 bedroom unit added; the first and second floor will get a 5<sup>th</sup> bedroom and living room added.

117 S Bassett will be a 4 unit building. The new unit will be added in the basement and will have 3 bedrooms.

A new rear apartment building will be constructed in the back of the lot. It will have 4-2 bedroom units, 1-4 bedroom unit, and 1-3 bedroom unit. It will also house an indoor storage area for bicycles.

This property will also have a location for trash, 3 parking stalls, and a good amount of the graveled area turned into landscaped areas.

Project Schedule:

Construction of phase 1 will begin within 30 days of the approval of all permits. Phase 1 will be to replace both foundations and add the units, add the story on 115, re-landscape the property, and refinish the exterior of 115.

Construction of phase 2 will begin within 180 days of the approval of all permits. Phase 2 will be refinishing the exterior of 117, construction of the apartment structure in the rear and all landscaping.

Social and Economic Impacts:

The desire of this project is to upgrade the current buildings to make for better housing and for a more desirable neighborhood. It is unlikely in the short term children would be present, but with the increase in desirability attracting some professional residents would be preferable.

The goal is to make this a well managed property where problems do not occur. The types of finishes that will be used will make these properties nice for years to come.

Sincerely,

Brandon Cook  
Owner