

Oct 2, 2012

City of Madison
Dept of Planning
215 Martin Luther King Blvd
Madison, WI, 53701

RE; 1329 W Dayton St. minor alteration to SIP of Old Fire Station #4
Parcel # 070922111053

To Whom It May Concern:

I am requesting a minor alteration to the current zoning text in regards to occupancy. When I purchased this property in 1997 I didn't realize, nor was I informed of the occupancy restrictions, my fault. For the past 15 years it has been leased to groups of 4-6 students with no incidents.

Currently the property is zoned for multifamily occupancy with a maximum of four unrelated occupants per unit. The building consists of six 3-bedroom apartments, a total of 7,554 sqft on a 5,504 sqft lot. I would like to change the occupancy restrictions to allow a total of five unrelated occupants. In this day and age, with the high cost of student housing, this is how most students reduce their monthly living expenses.

This property has many attributes to support this increase other than its less than sordid past.

- 1) All have DIRECT EGRESS to the street.
- 2) HUGE, averaging 1,259 sqft with tall ceilings, (550 sqft for 5 occupants required by fire code, one year tenants had a trampoline in their living room)
- 3) This location, across from Union South and Camp Randall, doesn't require car transportation. Students can easily get around by bus, moped, bike or god forbid, walk.
- 4) There is plenty of bike and moped parking
- 5) In addition to the Shell and Camp Randall park/former prison across the street, there is over 2,100 sq ft of usable open space.
- 6) Compared with the new project being built by my neighbor (65 units/200 bedrooms, in 64,801 sqft,) the "Old Fire House" has;
 - A) 305 sqft of lot area/bedroom VS 79 sqft
 - B) 419 sqft/bedroom/unit (no hallways) VS 324 sqft
 - C) Direct exterior egress VS elevators and hallways
 - D) Floor area ratio of 1.4 VS 4.1
 - E) Ave. unit size of 1,259 sqft (3 br/unit) VS 997 sqft (3.1 br/unit)

I feel these attributes plus added bike stalls and updated trash area make this minor alteration very appropriate. The huge units, generous bike and moped parking, large open spaces and nearby play areas and yes, direct egress from every unit outside, make this request for a minor minor alteration very appropriate.

Thank You,

Joseph D McCormick