



Royal Oak Engineering, Inc.

Engineers and Land Surveyors

5610 Medical Circle, Ste 6, Madison, WI 53719
Phone (608) 274-0500 Fax (608) 274-4530
www.royaloakengineering.com

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Madison Plan Commission
215 Martin Luther King Jr. Blvd
Room LL-100
Madison, WI 53701-2985

RE: Letter of Intent for Project Located At
1241 MacArthur Road, Madison, WI
For Mark Tyler Wood

The purpose of this request is to rezone and divide the current parcel and create 2 lots by use of a Certified Survey Map.

The current parcel is one of the largest lots in the area containing approximately 15,488 square feet. This parcel is used as a single family residential lot. There is an existing house and detached garage located near the Southwesterly side of the parcel. The existing house is approximately 640 square feet and the garage is approximately 352 square feet. The remaining area is open and appears as a vacant lot. The areas to the North, South and East of MacArthur Road are single family homes. The area on the Westerly side of MacArthur Road consists of commercial businesses.

The proposed division would create 1 new building parcel. The existing house and garage would be located on one lot. The second lot would allow for new construction, which would consist of a 800 - 1,200 square foot, 1-2 story single family home with vinyl or similar maintenance free siding that fits into the neighborhood and makes economic sense for a house in this neighborhood. Because of the fact that this project requires the approval of the City of Madison for the rezoning of this parcel, plans for the new construction are not being created at this time because of the cost for production. As this project moves along through the approval process, plans will be submitted for approval. Construction is expected to start after the approval of the rezone, certified survey map and building permits obtained .

Although the residential areas which surround this parcel are currently zoned R-1, there are a number of parcels that do not conform to the lot requirements for this type of zoning because of both lot size and width. The R-2 zoning and lots being created would still be compatible to the neighborhood and fulfills the Statement Of Purpose for both the R-1 and R-2 zoning districts.