

Letter of Intent  
By  
Progress Investors, LLC.  
owners Chris Muchka and Audric Schieve  
of  
14 South Franklin Street, Madison, WI 53703  
For and Addressed to:

Madison City Plan Commission, Common Council, Urban Design Commission,  
Landmarks Commission, and First Settlement Neighborhood District

The current 4-unit structure at 14 S. Franklin Street in Madison, WI was destroyed by fire on 10/6/2010. The condition of the structure has been degraded beyond repair due to the extensive fire and water damage it sustained. It has been deemed a total loss by City and insurance company fire and building inspectors. The demolition and removal of the entire structure and its foundation will be necessary. No building materials are salvageable for reuse. However, as much of the waste that can be recycled will be, and will be documented with a compliance report sent to the City's recycling coordinator.

In place of the existing, burnt-out, 4-unit Progress Investors, LLC. will construct an affordable, energy efficient 2-unit that blends into the historic downtown First Settlement neighborhood district and heightens the design and aesthetic of the site. The existing structure is a 2-story, 4-unit residential building with exterior measurements of 25'x52' and approximate interior square footage of 2,082 sq. ft. It was clad in vinyl siding, aluminum soffits and fascia, and out-of-place porch detailing. Further, being a 4-unit the current building placed undue hardship on the neighborhood, its tenants, and the owners.

The proposed new structure will be a 2-story, 2-unit residential building with exterior measurements of 22'x54' and approximate interior square footage of 2,080 sq. ft. The decision to re-build a 2-unit and complete the PUD process was made for several reasons. City regulations/ordinances permit the re-building of the 4-unit structure exactly as it was; however, the existing structure is non-conforming in a multitude of ways. Based on this non-conformance and initial feedback from our neighbors, we feel the proposed 2-unit is more appropriate for the site. A 2-unit structure allows the structure's overall footprint to be decreased accommodating an 8' wide pervious driveway (providing off-street parking for two cars on the south side of the building) and creating a 3' perimeter set-back. We feel the addition of the driveway and increased setback are very important features that will significantly enhance the parcel in relation to its setting and placement in the neighborhood.

Each unit is currently designed to have three bedrooms and one full bathroom providing needed accommodations for two families in an urban, in-fill setting. The rental price range for each unit will be \$1,250 to \$1,500 per month with all utilities included in the rent. Water retention and food production are included in a sustainable landscaping plan including pervious walkways, native and edible plantings along the front, sides, and down the center of the driveway, 2 gardening plots in the backyard, and a designated compost area. The exterior finishes of the new structure will all adhere to the regulations as outlined in the Madison General Ordinances Sec. 33.19(14) for the First Settlement Historic District (i.e. 4" painted wood lap siding, sawn white-oak wood-shingles, Douglas-fir t/g porch flooring, painted wood porch railings, and six panel doors). In addition, great effort has been made to communicate very early on with the Neighborhood Association, Alder-person (Marsha Rummel), and Madison's Preservation Planners at City Zoning to have every detail scrutinized and endorsed by those involved.

The new structure will be a model of energy efficiency. It will achieve Focus on Energy certification, and perhaps LEED and other accreditations by implementing sustainable building

practices like locally harvested and sustainable materials, storm water retention, and building specifications that super-insulate the structure. The new building will also have solar hot water and solar PV (electric) panels installed on the south facing roof. Further, a detailed analysis of the building's efficiency will be provided by a third-party building consultant and assist Progress Investors, LLC to possibly achieve a truly net-zero or even site-positive structure.

Progress Investors, LLC owns the property and its business managers and company owners are Audric Shieve and Chris Muchka. The project will be managed and/or general contracted by Progress Builders, LLC. The tentative development schedule is provided as Table 1. In addition to those subcontractors identified in the schedule, the following services will be provided by the company listed:

- Draft work and building materials by Marling Lumber Co.
- Building consultation / energy rating by Artisan Energy.
- Solar panels by Cardinal Heating/AC or Full Spectrum.
- Construction and demolition waste removal and recycling by Royal Container Service.

Table 1. Proposed Development Schedule  
14 S. Franklin Street

Major Tasks	Contractor / Subcontractor	Planned Start	Planned End	Est. Days per task
Demolition and Abatement	DKI—Advanced Restoration	25-Apr	10-May	14
Clear site / site prep.	Gottschalk Excavating	6-May	10-May	5
Permitting	Progress Builders	25-Apr	6-May	10
Stake foundation / As-built Survey	Isthmus Surveying	11-May	11-May	1
Excavation	Gottschalk Excavating	12-May	13-May	2
Lateral work	Jason Jenny Plumbing and Heating	12-May	13-May	2
Footings / Foundation	Achten Solutions	14-May	25-May	10
Flatwork	Achten Solutions	23-May	30-May	7
Backfill	Gottschalk Excavating	31-May	31-May	1
Cap foundation	Achten Solutions and Progress Builders	1-Jun	3-Jun	3
Form / pour 1st floor walls	Achten Solutions	4-Jun	11-Jun	7
2nd floor deck	Achten Solutions and Progress Builders	13-Jun	15-Jun	3
Form / pour 2nd floor walls	Achten Solutions	16-Jun	23-Jun	7
Interior wall framing	Progress Builders and Achten Solutions	24-Jun	5-Jul	10
Trusses	Achten Solutions and Progress Builders	30-Jun	2-Jul	2
Roof decking & subframing	Achten Solutions and Progress Builders	5-Jul	7-Jul	3
Windows	Progress Builders and Achten Solutions	6-Jul	7-Jul	2
Shingling	ALO Sustainable Solutions	8-Jul	15-Jul	7

Plumbing	Jason Jenny Plumbing and Heating	11-Jul	21-Jul	10
HVAC	Cardinal Heating & AC	18-Jul	28-Jul	10
Electrical	Oimoen Electric Inc.	25-Jul	4-Aug	10
Siding	Progress Builders	16-Jul	5-Aug	18
Gutters & downspouts	Aluminum Gutters and Downspouts, Inc	6-Aug	8-Aug	2
Insulation	Green Jeans Insulation	4-Aug	8-Aug	4
Drywall / Painting	Progress Builders	9-Aug	1-Sep	20
Flooring & tile	Progress Builders	20-Aug	10-Sep	18
Cabinetry	Progress Builders	5-Sep	15-Sep	10
Interior doors & trim	Progress Builders	13-Sep	23-Sep	10
Porch finish details	Progress Builders	19-Sep	4-Oct	14
Sidewalks / driveway	Gottschalk Excavating and Progress Builders	3-Oct	10-Oct	7
Landscaping	Gottschalk Excavating	12-Oct	15-Oct	4

We are eager to build a structure that complements the First Settlement District neighborhood. The home will serve the needs of two families in an urban, in-fill setting while offering an aesthetic that brings pride to our neighbors and the City. Our goal is to improve, even heighten, the design, presentation, and site at 14 S. Franklin St. We want to complement the details that were innate to the First Settlement Historic Neighborhood District while addressing the future energy requirements and total environmental footprint of the structure for its duration. This is our charge and our commitment to the neighborhood. We are asking for your endorsement and Final Approval to move forward with redeveloping and bringing life back to 14 S. Franklin St. as proposed in the attached documents and drawings. Thank you for your time and consideration.

Sincerely,

**Progress Investors, LLC**  
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