



June 11, 2013

City of Madison  
Land Development

RE: Letter of Intent - 1801 Beld Street – Two Family Residence

To whom it may concern,

This letter is to describe intent of use for the property on 1801 Beld Street.

Project Team:

- Owner: Shariff Syed  
1901 S Park Street  
Madison, Wisconsin 53713
- Contractor : Shariff Syed  
1901 S Park Street  
Madison, Wisconsin 53713
- Designer: Vavra Design LLC  
Tom Vavra  
1905 S 1<sup>st</sup> Street  
Milwaukee, Wisconsin 53204

Existing Conditions: The existing property was a commercial lot where the existing building was demolished. At this time the existing property is a vacant with no structures contained on it. There is an existing parking slab at the rear of the property.

Project Schedule: We are planning on starting construction on this project once we have the approval from the City of Madison. The construction is estimated to take four months to complete and apply for the occupancy permit.

Proposed Uses: The proposed use is a two family residential building. Each floor has a single unit that is 1,200 sqft each

Hours of Operation: Does not apply

Building Square Footage:	The total square footage of the first and second floors is 2,400 sqft. The building contains no basement.
Number of Dwelling Units:	There are two units in one building on this proposed building.
Auto and Bike Parking Stalls:	The rear of the property has an existing concrete parking slab that is designed for two cars. The rear of the home will have an area to park multiple bikes.
Lot Coverage and Usable Open Space Calculations:	<p>The total lot is 5,580 sqft The new building is 2,400 sqft The new sidewalk to beld street is 80 sqft The new porch is 95 sqft The existing concrete parking slab is 726 sqft</p> <p>For a total non-pervious of – 3,301 sqft For a total pervious – 2,279 sqft</p> <p>For a total Open Space – 3,085 sqft</p>
Value of Land:	\$100,000.00
Estimated Project Cost:	\$150,000.00
Number of Construction & Full Time Equivalent Jobs Created:	20
Public Subsidy Requested:	No

Sincerely,

Thomas E Vavra  
Owner, Designer  
**Vavra Design LLC**  
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