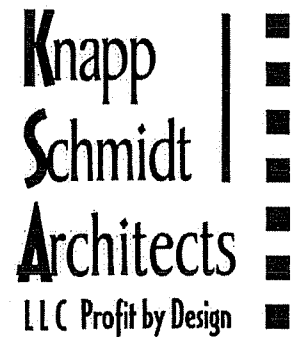


April 25, 2006

S0502

Property Owner;
Richard Gehrke
2040 Winnebago St
Madison, WI



Re: Proposed Two Residential Apartments to

2040 Winnebago St

Madison, Wisconsin

Letter of Intent

Existing Conditions

The existing building at Winnebago Street has (3) one-bedroom and (1) two-bedroom residential apartments on the second floor and commercial space on the first floor and the basement.

There are four existing parking

The property is located in the C-2 Zoning District.

Description of the Proposed Construction

The owner proposes to convert the rear portions of the existing commercial space into two additional residential apartments. No construction is required to use the rear apartment as residential. The front area of the building is to remain commercial.

The exterior of the buildings are proposed to be altered. The changes include:

- A new patio/ deck surface over the existing sidewalk, to gain a handicap accessible path to the new apartment.
- A new exit door is to be provided from the basement stair direct to the exterior.

Description of the Proposed Business Operations

There currently is no tenant for the front commercial area.

Limitations and Hurdles for the Proposed Project

The limit of the site area to support required lot area is reached within 1% of the 90% allowed to be appealed by the Zoning Board of Appeals.

The existing construction limits the areas available for usable open area as required by the zoning code. The area is met, but dimensions of the available area are narrower than the ten feet minimum width.

A variance is necessary for the lot area and usable open area dimensions.

Schedule for Development

It is anticipated that the site use approval process with the City of Madison could be completed by June, 2006. New occupancy and construction would start immediately.

The architect for the project is ; Mark J. Schmidt
Knapp Schmidt Architects LLC
PO Box 762.
Wautoma, WI 54982
800-236-0140
fax 920-787-1418

The construction contractor will be the owner.

			Total Area	Total Bldg Flr Area	Lot Area Req'd	Open Area Req'd	Commer- cial Space	Residen- tial Space
Basement								
Commercial	unit type		2,276					
Basement			661					
	Total Basement Area		2,937					
First Floor								
Commercial			1,729				1,729	
Apartment #5	2 bdrm		1,149		1,300	320		1,149
Apartment #6	1 bdrm		875		1,000	160		875
Stair 1			121					121
	Total First Floor Area		3,874					
Second Floor								
Apartment #1	2 bdrm		839		1,300	320		839
Apartment #2	1 bdrm		735		1,000	160		735
Apartment #3	1 bdrm		487		1,000	160		487
Apartment #4	1 bdrm		544		1,000	160		544
Stair			416					
	Total Second Floor Area		3,021					
	Total Building Floor Area			9,832	6,600	1,280	1,729	4,750
90% of Required Lot Area					5,940			
Existing Lot Area		49.5' x 120'			5,880 (89.%)			
Usable Open Area Existing								
	Side Yard					499		
	End Yard					283		
	Upper Roof Deck					614		
	New west deck					135		
						1,531		

4/28/06

S0502

Owner Richard Gehrke

2040 Winndbago St
Madison, WI**Conditional Use Application to:**

Convert the existing rear spaces into (2) residential apartments

Zoning District C2

28.09(2)d3, Conditional Uses; Buildings in which there are five (5) or more dwelling units and/or lodging rooms or where dwelling units and/or lodging rooms occupy ore than 50% of the total building floor area.

Project Statistics

			Total Area Floor Area	Total Bldg Flr Area	Lot Area Req'd	Open Area Req'd	Commer- cial Space	Residen- tial Space
Basement								
	Commercial	unit type	2,276				2,276	
	Basement		661					
		Total Basement Area	2,937					
First Floor								
	Commercial		1,879				1,879	
	Apartment #5	2 bdrm	893		1,300	320		993
	Apartment #6	1 bdrm	875		1,000	180		875
	Stair 1		121					121
		Total First Floor Area	3,868					
Second Floor								
	Apartment #1	2 bdrm	839		1,300	320		839
	Apartment #2	1 bdrm	735		1,000	160		735
	Apartment #3	efficiency	487		700	180		487
	Apartment #4	1 bdrm	544		1,000	160		544
	Stair		418					
		Total Second Floor Area	3,021					
		Total Building Floor Area		9,826	6,300	1,280	4,155	4,594
90% of Required Lot Area					5,670			
Existing Lot Area					5,880			
					(93.3%)			
Usable Open Area Existing								
	Side Yard					498		
	End Yard					283		
	Upper Roof Deck					614		
	New west deck					135		
						1,531		

REVISED