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January 1, 2013
January 7, 2013 (amended)

Madison Plan Commission
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE: Letter of Intent – 2224 Regent Street, Rezoning TR-C2 to TR-V1

Dear Plan Commission Members:

Introduction

The proposed site is located at the corner of Regent Street and Ash Street. The property has been in our family's hands since it was originally a farm dating back to 1862. The family has occupied the small farmhouse that currently occupies the site for many generations, for the past 39 years it has been rented and managed by us. We tried to sell the house and the property a few years ago, but the combination of a poorly built house and the location on a busy corner of the vehicular and pedestrian traffic of West High School does not make the property a good sell as a single family house. We think a better use for the property is as a well-designed small infill apartment building that will fit in well and strengthen the surrounding residential area. Thus we respectfully request rezoning the property from TR-C2 to TR-V1.

Proposed Zoning

The property is currently zoned TR-C2, a traditional style single-family zoning. Because this site is a large lot, the square footage can accommodate a higher density project than the current single-family zoning. The project proposed has been designed under the zoning category TR-V1. This category allows for slightly higher density projects, but projects under the guidelines that maintain and strengthen the existing mature traditional residential neighborhood. The property is also in close proximity to other 4-unit buildings further east on this block, which is why we feel the project is compatible with other surrounding uses. Many neighbors at our recent neighborhood meeting also thought that having a mix of housing types in the neighborhood a good idea.

Existing House Deconstruction

This proposed development envisions the deconstruction and recycling of the house that currently exists on this property. The house was poorly built originally, with little if any architectural character both on the exterior and the interior. Besides the interior cosmetic issues of dated kitchen and bathroom fixtures along with dated cabinetry and finishes and energy inefficiencies of uninsulated windows and almost no insulation, there are major design flaws of this farmhouse built in 1908 that make it uneconomical to salvage. Those include: floor construction has a marginal span to depth of joist ratio, a low basement ceiling height, basement exterior walls that show signs

of water damage and age deterioration, stairs to the second level have narrow treads and steep risers, and the second floor has a 7 foot ceiling height.

Project Description

The proposed project consists of a 2 story 4-unit apartment building. The project will have four 2-bedroom apartment units with one unit having an additional family room and den in the lower level. The project will have four auto parking stalls and four enclosed and covered bike-parking stalls.

The lot area is 8,400 square feet or 0.19 acres. The proposed building footprint is 2,109 square feet with a gross square footage of 6,311. The project will have 2,211 square feet of ground useable open space and 210 square feet of porch or deck spaces.

The building has been designed to fit within the architectural character and scale of the residential neighborhood. The building will have high quality exterior materials, a base material of stone and an upper material of cedar shakes. The windows will have simulated divided lite windows. The project will be well landscaped in a single-family house character.

The land value is \$97,400. The estimated building construction cost is \$ 610,000.

It is anticipated that construction will start in the spring of 2013 and be completed in the fall of 2013.

Development Team

The architect is Ferch Architecture. The landscape designer is Glacier Landscaping Inc. The contractor is Key Construction.

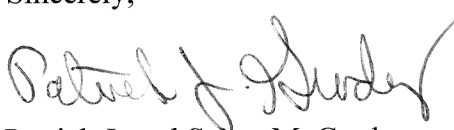

Closing Comments

We, the owners, who live in the neighborhood, will manage the project.

We look forward to building a quality project that we feel will provide a nice addition to the neighborhood and provide its occupants with enjoyment and a high quality of life for decades to come.

Thank you for your time in reviewing this proposal.

Sincerely,

 
Patrick J. and Susan M. Grady
Grady Properties Madison, LLC