

LETTER OF INTENT

May 24, 2006

PUD-GDP/SIP Submission – **22 Dayton**

22 East Dayton Street – Phase II  
208 North Pinckney Street – Phase I

Proposed by

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## STATEMENT OF RATIONALE (MARKET)

This submittal is to redevelop block 91, in concert with the First United Methodist Church. This will allow us to make improvements to existing infrastructure, housing and apartments, landscaping, and create a new infill project along Dayton. The first phase is to move the existing apartment at 18 East Dayton to 208 North Pinckney Street, which is currently a parking lot.

## FEASABILITY

This will help secure the long term use of all the existing housing along East Johnson and North Pinckney, while allowing new development in this very desirable central downtown location. This also increases parking for all the tenants on this block and brings services to the central of the block, such as trash pick-up, that is now located along the streetscapes.

## PROJECT DESCRIPTION

The existing structure that is being moved has 7 apartments in it. The entire structure will be improved, from finishes to mechanical. Even though the lot is substandard, it is similar to adjacent lots. No housing will be lost, as the new location is a surface parking lot. Side yards are actually being improved. In phase II, we will be tearing down one existing house at 24 East Dayton that is in terrible condition. The basic structure is minimal and there are no architectural features. This will allow us to construct a 48 unit apartment, with 47 underground parking spots.

## POTENTIAL IMPACTS (AMENITIES)

This block redevelopment will help with the church's future needs, as well as make improvements to landscaping, parking, trash collection, and maintenance of all existing housing. The new structures will enhance the choices for housing, and provide more affordable units and accessible units.

## NEIGHBORHOOD CONTEXT (DENSITY)

We have worked closely with the neighborhood to develop the entire block plan, along with the church building committee and architect. Everyone agreed in the importance of maintaining, and enhancing the residential feel along Johnson and Pinckney. The move of the existing structure was a strong request by the neighborhood. The larger infill project on Dayton will be submitted at a later date for the SIP portion. This will allow us more time to look at that market and detail of the architecture.

## OPEN SPACE

The moved structure will have 125 square feet of porch. There is no useable yard at the existing location. Phase II will have 1800 square feet of open space, with an additional 1500 square feet of deck space.

## **PARKING AND ACCESS**

The current home does not have a parking stall, but we will be able to give an easement from the adjacent structure to provide one.

## **MANAGEMENT**

It will managed by the owner, CMI Management. He has an office in the downtown area, where most of his property is located.

## **BIKE PARKING**

With the improved landscaping, we will have locations for 7 bikes for the relocated structure and 50 for the phase II.

## **CURRENT ZONING**

The existing zoning is R-6H for the relocated structure. Below is a comparison of what is provided to what is required. .

	actual lot	required
Lot Area:	3,178 s.f.	3,900 s.f.
Floor Area Ratio:	50% lot coverage	N/A
Yard Requirement:	5 front 17' rear 3.5'/.5' side	15 front 30' rear 7.5' min/15' combined
Useable Open Space:	125 s.f.	840 s.f.
Off Street Parking:	3	0
Bike stalls	7	7
Service Bay	0	0
Height	39'	50'

## **GENERAL DESIGN STANDARDS**

### **Architectural Design**

Maintain existing original wood siding and details.

### **Utilities**

All utility service within the proposed development will be provided underground.  
All utilities currently run along North Pinckney Street. See utility plan.

### **Storm Drainage**

All storm water for the structures will drain to East Mifflin. An existing 8" storm pipe will be relocated along the north side of the lot.

### **Site Lighting**

The design of all site lighting will be coordinated to complement the site design and architectural character of the building.

All fixtures will be positioned with care taken to direct light away from windows and street traffic.

### **Signs**

The building will be identified with street numbers on the face of the structure.

### **Service Area**

Trash collection is at the street curb initially, but with phase II, it will be relocated to the interior of the block, accessible from the service drive.

### **Landscaping**

The landscaping plan will be developed by Saiki Design for the entire block and submitted with the phase II proposal.

## **Walkways**

All walkways will be constructed of concrete to match existing sidewalks. The existing sidewalk will be replaced along the entire lot

Porches on existing buildings will have the railings rebuilt that will be similar to the original, but meet current code requirements.

## **Parking Areas**

We will have 1 parking stalls for the single family house. The stall will be "one size fits all", 8'-10" by 17'-0", with 23'-0" drive aisles. Four stalls were added to the original PUD apartment along with converting 5 tandem spots to regular.