

Application for Rezoning from R2 to R2S

LETTER OF INTENT

April 14, 2009

Subject Property: 3502 Sargent Street
Madison, WI 53714

Introduction:

The property located at 3502 Sargent Street parcel was originally 8,094 square feet, approximately. The property has a single family house built in 1930. It is a one bedroom, one bathroom house, approximately 606 square feet. A free standing garage was built sometime later. In 1989, 3,299 square feet was vacated by the city and deeded to the property 3502 Sargent Street. Currently, the said property is approximately 11,173 square feet.

Project Information:

The majority of Sargent Street parcel dimensions are 40 X 127.7, totaling 5,108 square feet, which is common for the Eastmorland neighborhood. I am proposing to rezone 3502 Sargent Street to R2S, in order to divide the parcel into two lots. The 11,173 square feet can support two lots of approximately 5,586.5 square feet. These parcels would be larger than the 40 X 127.7 lots that occupy Sargent Street, while esthetically fitting into the overall Eastmorland neighborhood. The division of the lot would be contingent upon the creation of the Certified Survey Map to record.

The property currently has a single family house with a detached garage. If rezoning is granted, it would be my intention to tear down and recycle as much as possible, the existing property and relocate two Eastmorland vintage homes on the two lots. The attached proposed two house footprints, included in this packet, are an indication of what would be placed on the site with the proper setbacks in place. The neighborhood association, and surrounding neighbors of the property, I believe would like to see two affordable houses that mimic Eastmorland houses at this site.

The two houses would be ranch style single family homes. They would be in accordance with the existing houses on Walter Street and Sargent Street. New roofs and exterior finish will be placed on each house, along with updated interiors and beautiful landscaping. Please refer to attached site maps.

I believe neighbors, city planners, engineers, water and sewer, MG&E, and others will support this proposal. If you have any questions concerning anything please do not hesitate to call. Thank you for your consideration and time.

Sincerely,
Mike Pfefferle
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Michael C. Pfefferle
4/20/09