

Letter of Intent
403 W Doty St PD Alteration
6/10/2015

This letter is to request an alteration of our PD (Planned Development) to include a single parking space in the front of our house at 403 W Doty St. The parking space is located on the north-west corner of our property measuring 10' x 19'-8" and constructed of permeable pavers to provide the least possible impact visually and environmentally speaking.

We purchased the house 6 years ago with the intention of fixing it up and holding it as a rental property. As we renovated the house, we got to know our neighbors and really enjoy living in this house and neighborhood. We have no intention of leaving. However, as our family grows (first baby last June), it is becoming clear that living here is unsustainable without a parking spot.

It is the City's intention to have Owner Occupied residents, especially young families as we are, to live in the Bassett Neighborhood. Prior to our purchasing this house the City was offering ~\$50,000 forgivable loans (Small Capital Tax Incremental Financing) to attract owner occupancy in the Bassett Neighborhood. We have not received any money from the city to live downtown.

The building to our south is the American Academy of Cosmetic Dentistry (previously the National Bar Association). When this was built, they purchased the back half of 401 and 403 W Doty to create enough room for a parking lot. The problem is that in creating parking space for the new building, they didn't consider parking for the existing homes. The Schauf's bought 401 W Doty in 2005 and built an attached garage onto their home which is accessed from Broom St. Our property, 403 W Doty, has no access to the rear of the house. I believe this was an error in composition of the original PD creation.

In discussion of our intent with various city parties and neighborhood association members the phrase 'not setting a precedent' has arisen. The following research was done in order to ensure that the approval of this parking spot would not set a precedent going forward. I downloaded the database of all PD properties in Madison from the City Assessor's Office. There are nearly 15,000. Of those, 100 are Residential properties in the downtown area. When you eliminate those that do not have either a parking space or a driveway, there are only 19 such properties. 15 of those lack the setbacks to ever put a parking space in, which leaves these 4 properties:

1236 Mound St – It's front yard setback is only 12', but this is a corner lot and could potentially add a parking space or garage access from Orchard St in the same way Schauf's did at 401 W Doty.

625 E Gorham St – This has a 17' front yard setback which is small. DOT recommends 19' for a parking stall. They may be able to fit a compact car space similar to 315 W Doty St.

1047 E Wilson St – While it is not listed as having a shared driveway on the City Assessor's database, there is a 2 car wide apron in between 1045 E Wilson and this property which they appear to share.

403 W Doty St – Our House.

The only place we were able to put a parking space is in the front. While technically a "driveway", the neighbors to our west (407 W Doty) park in front as well (our parking space is adjacent to this space, so is side by side with another vehicle). Across the street, 404 W Doty, has a grandfathered front yard parking space. Visually, this parking space is not out of place. We've talked with the neighborhood and none of the neighbors have objected. All of the adjacent neighbors and the Bassett Neighborhood Association actively support this petition as written.

Thank you for your consideration,

Levi, Amanda and Bascom Funk