

August 1, 2007

Mr. Matt Tucker
Zoning Administrator
City of Madison
215 Martin Luther King, Jr. Blvd
PO Box 2984
Madison, WI 53701-2984

Re: Letter of Intent
430/432 West Dayton Street
NE 1/2 of Lot 15, Block 41 of the Original Plat of City of Madison
Specific Implementation Plan.

Dear Mr. Tucker,

The following is submitted with the plans, application and zoning text for staff, plan commission & council consideration for approval of the proposed development.

Project:

Name: 430 West Dayton Street
NE 1/2 of Lot 15, Block 41, Original Plat, City of Madison

Owner:

Brandon Cook	(Residence)
P. O. Box 44161	924 Aldora Lane
Madison, WI 53744	Waunakee, WI 53597
Ph (608) 279-7962	

Project Submitter:

John Mulligan
4210 Cleveland Road
Cross Plains, WI 53528
Ph (608) 212-3378

Architect:

Rodney W. Helt, AIA
Registered Architect
8114 Paulson Road
Verona, WI 53593
Ph (608) 848-8881

Landscape Project Consultant:

Rodney W. Helt, AIA
Registered Architect
8114 Paulson Road
Verona, WI 53593
Ph (608) 848-8881

Background – Existing use:

The existing use for the property at 430 West Dayton Street (also 432 W Dayton St.) is for Student Housing. This is under Multi Family housing. The current configuration on the property contains two buildings. Building 1 is at the street and contains three levels and a basement. The three levels are each used as a three bedroom flat. Building two is a older small house at the rear of the property and is two levels and has two bedrooms. The site is currently zoned R6.

Proposed Uses of Buildings:

The larger front building has three floors, with each used as an apartment. Building is 52.2 feet deep and 25.7 wide with an alcove that project almost two feet on one side. It also has front porches on all 3 levels. For Phase 1, the change in configuration is in this building, where most of the basement will be converted into a fourth unit with 3 bedrooms and a central laundry facility. This new unit will be used by the owner, making it owner occupied.

The second smaller building is a two level two bedroom house located at the rear of the property. It will remain as it is for exterior configuration initially with phase 1. For Phase 2 this building will be removed, and an addition with one unit as per plans will be added to the rear of the existing front building. When the house in the rear of the property is removed, the Phase 2 of the landscape plan will take effect.

The lot currently had three parking spaces, and that will be increased to four with the removal of a very large dying tree as part of phase 1. The landscaping of the entire property will be upgraded to the landscape plans submitted. Additionally, a bicycle rack will be located on the property.

Project schedule:

Construction of phase 1 will begin within 30 days of the approval of all permits. Phase 1 is to create the convert most of the basement into a three bedroom apartment and a central laundry facility, add one parking space, remove large dying tree, and work toward the final landscape plan where possible. Phase two is to remove the small house on rear of property, build the addition on rear of main building, refinish exterior of entire building, pave parking area and finish final landscaping.

Social and Economic Impacts:

This project is designed to allow for owner occupation of the building, which is greatly desired in this neighborhood. The desire is to upgrade the building with the intent to

attract some professional residents. It is unlikely in the short term that children would be present.

The goal is to make this a well managed property where problems do not occur. Owner occupation is the key to this goal.

Thank you for your time in reviewing this proposal.

Sincerely,

Brandon Cook
Owner