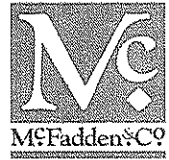


Letter of Intent

From: McFadden & Company
228 State Street
Madison, Wisconsin 53703
608 251 1350 (Voice) 608 251 1325 (Fax)



To: City of Madison Plan Commission
215 Martin Luther King Blvd
Madison, Wisconsin 53701

Date: April 14, 2008

Project: 520 East Johnson

Existing Conditions:

There is an existing two story wood frame residence with (2) two bedroom apartments situated on the western half of a 66' x 66' lot on the northwest corner of Johnson and Blair. This structure has been recently rehabilitated by the applicant.

Proposed Improvements:

Relocate the two story three unit wood frame residence currently located at 119 North Blair on a new foundation to be constructed on the eastern half of the 520 East Johnson parcel.

Address:

520 East Johnson

Legal Description:

ORIGINAL PLAT, BLK 257, NE 1/2 OF LOT 5

Construction Schedule:

Start: Summer 2008
Completion: Summer 2008

Owner and General Contractor:

Cliff Fisher
107 North Hancock
Madison, Wisconsin 53703

Architect:

James McFadden
McFadden & Company
228 State Street
Madison, Wisconsin 53703

Zoning:

R5

Site Area:

4,356 SF or 0.10 Acres

Building Coverage:

Existing: 1,160 SF
Proposed: 2,250

Surface Parking & Paved Area:

Existing: 480 SF
Proposed: 240

Green Space:

Existing: 2,880 SF
Proposed: 1,980

Useable Open Space:

Existing: 1,511 SF
Proposed: 360

Floor Area:

Total Existing:	1,980 SF
New:	<u>1,820</u>
Total Proposed:	3,800 SF

Floor Area Ratio:

Existing:	$1,691 \text{ SF} / 4,356 \text{ SF} = 0.39$
Proposed	$3,493 \text{ SF} / 4,356 \text{ SF} = 0.80$

Apartments:

Existing:	2
Proposed New:	3
Total:	5

Lot Area:

(2) Ones @ 450 = 900

(3) Twos @ 600 = 1,800

Lot Area Required (R5) 2,700 SF < 4,356 SF Provided ok

Usable Open Space:

(2) Ones @ 70 = 1,160

(3) Twos @ 140 = 700

Total Open Space Required (R) 1,850 SF > 360 SF Provided