

Tuesday, July 15, 2008

Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Matt:

Please find included with this Letter of Intent our complete Conditional Use application package for the City of Madison Planning Commission's approval. We are applying for a Conditional Use Permit for the property located at 526 West Wilson Street, Madison, Wisconsin 53703. The property is located in the Bassett Neighborhood, which is within Council District 4. The reason for this Conditional Use is to allow conversion of a portion of the existing office space on the ground level into a two-bedroom unit .

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Mike Verveer, who has expressed his support and is emailing a note to you regarding waiving the 30 day notice requirement. We have also presented to the neighborhood association, and they are sending a letter of support, which we will forward to you.

This site is currently zoned as R6 residential and it is currently a 24-unit apartment building. The proposed development schedule calls for a construction start on or about September 1, 2008 with final completion on our about December 31, 2008. The primary contact person for zoning issues for this project is the project architect, Jim Glueck of Glueck Architects. Jim can be reached at 116 North Few Street, Madison 53703. His phone number is (608) 251-2551 and his email address is glueckarch@sbcglobal.net.

The site for this development is approximately 0.2 acres. The proposed project will add one two-bedroom unit. Existing units are:

- Nineteen studio units
- Five 1 bedroom units

In addition there is approximately 1600 square feet of office space on the ground floor, a portion of which will be converted to the new apartment unit.

The gross square footage of the building is 12,720 square feet.

We use city services for trash and recycling removal. Snow removal, grounds and maintenance and common area capital replacement needs is handled by Greenbush Properties.

We have owned this building since November 2007. Our office is two blocks away, so we are intimately involved in the neighborhood on a daily basis. Our intent is to upgrade this property. We are already in the process of replacing all the windows. We have already replaced the entire intercom system, rekeyed the entire building, and performed a substantial amount of repair, replacement and maintenance work, including all new appliances and carpeting. In addition, we plan to upgrade the site per the attached proposed plans.

Greenbush Properties is a family-run business that has a long-term commitment to the neighborhood. Our family has owned rental property in this area since the 1920s, and are lifelong residents of Madison.

If there are any questions or concerns or any additional information required please do not hesitate to call Jim Glueck.

Sincerely,



Josh Langlois
Greenbush Properties

Attachments