

February 20, 2012

Mr. Matt Tucker
Zoning Administrator
City Of Madison
215 Martin Luther King, Jr. Blvd

Re: Letter Of Intent
531 W. Mifflin
ORIGINAL PLAT, THE NE 35 FT OF THE SW 7/8 FT OF LOT 4 BLOCK 33

Dear Mr. Tucker,

The following is submitted with the plans, application and zoning text for staff, plan commission and council consideration for approval of a major alteration to an approved PUD-GDP-SIP.

Project:

Name: 531 W. Mifflin
ORIGINAL PLAT, THE NE 35 FT OF THE SW 7/8 FT OF LOT 4 BLOCK 33

Owner:

Brandon Cook
PO BOX 694
Madison WI 53701
Ph (608)279-7962

Residence
444 W. Johnson #3
Madison WI 53703

Project Submitter
Owner

Architect:

Aro Eberle Architects
116 King Street Suite 202
Madison WI 53703
Ph (608)204-7464
Contact: Matt Aro

Background – Existing Use:

The existing use for the property at 531 W. Mifflin is a single family home occupied by students. In the rear of the lot 8-9 parking spots are present. The home has five bedrooms. The current home will be demolished and the structure from 444 W. Johnson will be move in its place, maintaining the front yard setback to the building of neighboring buildings.

Existing context

There are 3 story structures on the block face toward E. Washington Avenue, and there is a 3 story structure on the opposite side of Mifflin street similar to the 444 W. Johnson house to be moved.

Proposed Uses of Buildings:

The current home will be demolished and the structure from 444 W. Johnson will be move in its place.

Project Schedule:

Construction will begin within 30 days of recording.

Social and Economic Impacts:

The desire of this project is to provide better housing and for a more desirable neighborhood. The density proposed is well within that indicated as acceptable in the Comprehensive Plan. It is unlikely in the short term children would be present, but with the increase in desirability attracting some professional residents would be preferable.

The goal is to increase the overall appearance of the block by taking a more attractive and better condition building and replacing a worn out home. Also it is the goal to create a functional property that has amenities that do not currently exist on the property (laundry, bike and moped parking, improved landscaping, and usable open space).

Sincerely,

Brandon Cook
Owner