

Wednesday, October 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 609 North Lake Street, Madison, Wisconsin 53703. The property is located in Council District 8.

There is currently a wood frame structure on the property that was built in 1896 as a professor's home. It is a very early design by the well-known local architects Claude and Starck. It was converted into a combination of apartments and rooms sometime during the Depression. Our plan is to upgrade the property with a combination of exterior restoration, extensive interior replanning and an addition. The addition is proposed for the rear of the building, and will allow for a code-conforming second stair, a code-required wheelchair lift, and two bedrooms that will compensate for bedrooms that will be lost due to reconfiguration.

We intend to receive Historic Building Tax Credits and will be restoring the exterior per the Federal guidelines. Our end goal is to have a property that enhances the historic district and provides attractive University housing opportunities.

We have already had meetings with city staff regarding this request, and spoke on September 19 with the area alderperson, Eli Judge, who has expressed his support and is emailing a note to you regarding waiving the 30 day notice requirement.

This site is currently zoned as R6 residential and it is currently a combination of apartments and rooms.

The site for this development is 3630 square feet, or approximately 0.083 acres. The proposed project will have two five-bedroom units and one three-bedroom unit. Existing usage is 3 studio units, 1 two bedroom unit, and 8 lodging rooms.

The gross square footage of the building, including existing and new construction is 5250 square feet.

We will use private services for trash and recycling removal.

We have discussed the parking requirement with Matt Tucker, City Zoning Administrator. This site is not required to have car parking but does need three bicycle parking stalls minimum.

Please note that on the south side of the building there is an existing driveway. We are proposing that it be maintained as a loading zone, which would serve our building and the property to the south. Residents of the south property have been using the drive for many years and they have an access to their building from this driveway.

The proposed development schedule calls for a construction start in early Winter 2008 with final completion on or about August 15, 2009. 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.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Osborn', with a long horizontal line extending to the right.

Ryan Osborn
R. Osborn Enterprises, LLC
(608) 692-8292

Attachments