

FERCH ARCHITECTURE

2704 Gregory Street, Madison, WI 53711 (608) 238-6900

May 7, 2013
July 9, 2013 (amended)

Project: 01115

Madison Plan Commission
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE: Letter of Intent – Demolition Permit, 712 Harrison Street

Dear Plan Commission Members:

Introduction

The property owner of 712 Harrison Street respectfully request permission to demolish the current house on this site. The demolition is requested in order to build an addition to the existing building adjacent to the property at 1902 Monroe Street.

Existing House Demolition

The house itself was built in 1910 and has seen few improvements over the years. The house has a rubble foundation with a low basement ceiling height. The interior has a dated kitchen, and bath. The stairs have steep riser and treads. The interior has no special architectural detailing. The house is energy inefficient with the original wood windows, and poor wall insulation.

The house is a small house with a 610 square foot footprint, there is no back yard, no garage, and the house sits across the street from the entrance to the busy parking lot for Monroe Commons. Generally the size and location of the house does not make it very well suited as a single family home. The lot itself has always been zoned commercial and because of its location has recently been used as an office building.

We think a better use for the property is as a small infill addition to the existing building at 1902 Monroe Street. One that will blend in and strengthen the surrounding shopping center area while keeping the project in scale with the residential area behind the project.

Proposed Development

The proposed development will be to combine the two lots into one. Both properties are currently zoned Traditional Shopping Street District. The proposed building addition will meet the required requirements of those standards.

In addition to the building addition, some facade renovation will be done to the existing building. In the Monroe Street Commercial District Plan this existing building was noted as a possible historic building. So in keeping with that suggestion, new awnings and a rebuilding of the original cornice is part of the proposed development.

Project Description

The proposed project addition consists of a 3 story mixed use building with 4 new apartment units and with 750 square feet of commercial space on the first floor. The project addition will have one efficiency, two 1-bedrooms, and one 2-bedroom apartment units. With the demolition of the house, and of a rear bedroom on the existing building at 1902 Monroe Street there will be a net gain of two bedrooms to the combined property. The project will have no auto parking stalls; none are required under the TSS zoning. The project will have 7 bike-parking stalls and 3 moped stalls. There will also be a loading area at the rear of the building.

The lot area is 8,034 square feet or 0.11 acres. The proposed building addition footprint is 1,691 square feet with a gross square footage of all the floors of the addition of 6,359 square feet. The project will have 361 square feet of deck and patio useable open space.

The building will have high quality exterior materials, a base material of burnished masonry units and an upper material of fiber cement siding.

The land value is \$78,000. The estimated building construction cost is \$550,000.

It is anticipated that construction will start in the summer of 2013 and be completed in the winter of 2013.

Development Team

The architect is Ferch Architecture. The structural engineer is Pierce Engineers. The landscape designer is Glacier Landscaping Inc. The general contractor has yet to be determined.

Closing Comments

The property will continue to be managed by Madison Property Management. The first floor retail tenant is unknown at this time but it is anticipated that the business will operate normal retail or office business hours. The two retail tenants in the existing building: Lucca, and Strictly Discs will remain.

We look forward to building a quality project that we feel will provide a nice addition to the neighborhood and provide its occupants with enjoyment and a high quality of life for decades to come.

Thank you for your time in reviewing this proposal.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "DAVID FERCH", with a stylized flourish at the end.

David Ferch