

Todd Barnett, AIA
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November 29, 2007

Mr. Nancy E. Fey, Chair
Plan Commission
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2984

Re: 731 Williamson Street Conditional Use Application

Dear Ms. Fey and Members of the Plan Commission:

Attached please find the following documents for Plan Commission Consideration as part of this Letter of Intent:

1. 12 copies of Land Use Application
2. 12 copies of Letter of Intent
3. 7 copies of Site Plan at 1"=20
4. 7 copies of Reduced Site Plan
5. Application Fee Check

The clients, Lindsey Lee and Elizabeth Rosen, purchased the 731 Williamson Street property in May of 2007. The parcel is currently occupied by a wood frame structure proposed to be razed with a new single-family home built in its place. The property is 1611.9 square feet, measuring approximately 35'-9" x 45'-0" , zoned C2 and located in the Third Lake Ridge Historic District.

The project is submitted for review and consideration for the following issues:

1. More than 50% of the structure will be for residential use
2. Razing the existing structure
3. Building adjacent to a City of Madison park

The clients have met with City Staff on a regular basis, beginning with Matt Tucker and Tim Parks. Regular neighborhood presentations and updates were made while Alderperson Marsha Rummel, the Marquette Neighborhood Association and the neighborhood in general support the project. The Landmarks Commission issued a "Certificate of Appropriateness" for the design in October and the Zoning Board of Appeals granted approval for required setback requests in November. An on-site meeting with Si Widstrand from the Parks Department was held and support for the project was expressed with no conditions.

Project Name

Lee-Rosen Residence

Owners

Mr. Lindsey Lee and Ms. Elizabeth Rosen
731 Williamson Street
Madison, WI 53703
608.220.7910

Construction Schedule

Date	Milestone
March 2008	Demolition and Selective Salvaging
November 2008	Certificate of Occupancy

Existing Conditions

The property is marked by an existing structure in very poor condition and assessed by the City of Madison at two-thousand dollars. No trees or vegetation are noteworthy.

Architect

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Surveyor

Mr. Ross Michaels
Notbohm Michaels Surveying, Inc.
6314 Odana Road, Suite A
Madison, WI 53719
608.277.0503

Contractor

To be determined

Level	Area	Use
Ground Floor	872 SF	Garage , Entry and Living Spaces
Ground Floor	772 SF	Living Spaces
Second Floor	912 SF	Living Spaces

Gross Square Footage

2356 (enclosed spaces)

Parking Spaces

Single car garage

Site Area

1612 SF/.037 acres

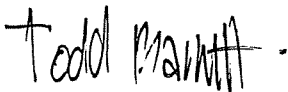
Number of Dwelling Units

One

Please note that the intent is to leave the existing grades consistent with existing conditions due to the site restrictions. A landscape plan is under development. Final documents for these items can be submitted to City staff as requested.

Thank you for your consideration and please contact me with any questions or additional information.

Sincerely,



Todd Barnett
Architect

c.c. Lindsey Lee and Elizabeth Rosen