

June 20, 2018
Department of Planning & Development
City of Madison
126 S. Hamilton St.
Madison, WI 53703

Introduction:

The subject development is located on the lot at 306 S. Baldwin St., at the corner of S. Baldwin St. and E. Wilson St., and is part of a Planned Development (PD) zoning map amendment, currently zoned TR-C4. The 66' x 99' (6,534 SF) lot is currently occupied by a two-flat on the southwest half of the lot, with a detached 3-car garage currently occupying the west corner of the proposed lot.

Project Description:

The project calls for the current TR-C4 lot noted above to be split into two PD zoned lots measuring 32.39' x 99' as the "south" lot and 34.02' x 99' as the "north" lot as documented on the Certified Survey Map. The proposed development is a two-story, owner occupied, single-family home to be constructed on the "north" proposed lot, with a two-car detached garage replacing the current free standing 3-car garage. The project will also include a drive-way on southwest corner of the proposed lot specifically catered for additional off-street parking for tenants whom occupy the two-flat at 306. S. Baldwin St. The current two-flat will not be affected by the construction of the proposed house and is located on the proposed "south" lot.

The proposed single-family house is designed to match the current two-story craftsman style of the neighborhood. It will be a quality-built house with durable siding, shingled roof, and above standard finishes.

Pre-Application Meetings:

The proposed project as described above was presented to the Marquette Neighborhood Association on March 13th, 2018. The project design was unanimously accepted and approved by each voting member of the association. Alder Rummel was given formal notice of intent to submit a Land Use Application on April 3rd, 2018. The Department of Planning and Development was utilized during each step of this process thus far.

Project Schedule

Construction is scheduled to begin in September 2018 and will be completed by March 2019.

Thank you for your time in reviewing my proposal.

Yours Truly,

Nicholas R. Rhode