

Oct 1st 2020

Planning Division

Department of Planning, Community & Economic Development

215 Martin Luther King Jr. Blvd., Ste 017 Madison, Wisconsin 53703

Dear City of Madison,

Introduction

The Site 803 South shore currently has a 2 story single family home built in 1930's we are looking to demolition and recycle and build a new 2 story single family home in its place. We've been working with city zoning on this project for about a year. Our build is compliant with zoning restrictions and this project does not look to ask for any variances.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including meetings with Staff. These discussions have helped to shape this submittal. This site is within the Bay Creek Neighborhood Association and we have met with them on Sept 10 2020. To solicit any feedback which we got some positive feedback and a few questions. We've also spoken with all the nearby neighbors and solicited feedback and gotten encouragement. We've also had email correspondence with Alder Tag Evers. No concerns have since been raised about our project

Demolition Standards

We believe that the demolition standards can be met. The proposed development is compatible with the City's Comprehensive Plan and this site was proposed for new construction in 2019 and a demolition permit was approved at that time. A tentative Re-use and Recycling Plan is attached but a final plan will be submitted prior to the deconstruction of the existing home structure.

Current and Future home

Current home, is in need substantial internal repair. Basement water situation had substantial flooding 2 years ago. Photos Attached. After reviewing remodel costs, a teardown was advised. We've taken great care about the site plan to have our house not intrude much to the rear of the lot where it would effect our neighbors view as much. All setbacks are aligned. We plan to replace 1 tree in the verge. With the desire that we could try to save the tree, placement and roots are not ideal.

Home Summary details

SQUARE FOOTAGE SUMMARY:
FINISHED LOWER LEVEL: 686 SF.
FINISHED FIRST FLOOR: 1,918 SF.
FINISHED SECOND FLOOR: 1,402 SF.
GARAGE AND WORKSHOP: 1,135 SF.

TOTAL LIVING SQUARE FOOTAGE 4,045 SF.

Project Schedule

Anticipated Construction starting Q1 2021 and to be completed by Q1 2022

Thank you for your time reviewing our proposal

Sincerely

Justin and Emily Beck