

Letter of Intent

Land Use Application

Land Division Planned Development

511 Ingersoll St, 1103 Jenifer St

November 1, 2021

To Applicant Reviewer:

Applicant is seeking approval for the proposed Planned Development (PD) of Parcel 071007309159 in the City of Madison. This application follows the informational UDC hearing on September 1, 201 at which the UDC provided feedback to aid in the PD development process. A certificate of appropriateness was issued by the Landmarks Commission on August 5, 2021 (Legistar #66286) for the proposed conditions of the attached PD applications. The existing 0.3019 acre parcel is subdivided into two lots. The larger lot which fronts Jenifer Street and South Ingersoll St, includes an existing church and single family residence. The smaller lot fronts only Jenifer Street and currently has no structures. The proposed PD as described in the application's CSM site plan documents as well as PD Zoning Text will result in (3) three separate lots. The proposed lots are labeled: Lot 1, Lot 2 and Lot 3. The current parcel zoning is: TR-C4 within the HIST-TL district. Per the proposed PD Zoning Text, future uses may include all current TR-C4 uses as well as specific additional uses as described under "Permitted Uses" within the PD Zoning Text. There is no planned development or construction on any of the (3) three lots included in the scope of the PD application.

Lot 1- 1103 Jenifer St - 0.1197 acres

Lot 1 is partitioned to include the existing Church structure and separate garage . The current use of the church building is for shared religious services. Lot 1 will share an existing curb cut driveway access on S. Ingersoll St with Lot 2.

Lot 2- 511 Ingersoll St- 0.0718 acres

Lot 2 is partitioned to include the existing single family residence at 511 S. Ingersoll St. The proposed lot division will allow for a shallow rear yard. Lot 2 will share an existing curb cut driveway access on S. Ingersoll St with Lot 1.

Lot 3- Address TBD- 0.1104 acres

Lot 3 is partitioned as a separate buildable lot for future sale/development. The front yard abuts Jenifer St and includes an existing shared driveway easement with the Northeasterly adjacent property (1111 Jenifer St).

Contributors to the PD application:

Property Owner (Under contract/purchase agreement)

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Thank you for your consideration of the proposed PD. Please forward questions to Eric Welch at the contact info above.