



December 4, 2017

Sara Eskrich District 13 Alder  
John Perkins Neighborhood Association

Re: Home Demolition and Rebuild

**Organizational Structure:**

Owner: John and Dawn Perkins  
1153 Emerald St  
Madison, WI 53715

Contractor: Brio Design Homes  
4070 E Brigham Rd.  
Blue Mounds, WI 53517

The residence at 1322 Chandler Street is located south of the UW Madison Campus and west of the Meriter Hospital Campus. As a part of the greater Greenbush neighborhood, the existing structure is located in one of the older and most established residential areas in the City of Madison.

As this neighborhood developed, additions and entire home replacements included larger and better-constructed homes in the immediate and surrounding neighborhood. In recent generations, some of the housing stock in this area converted into student rental housing and for use as general rental properties. As is the case for our home at 1322 Chandler Street. The traditional 1 1/2 story residence represents a home that is common to the area and one that has completed its useful life span. Due to age and years of wear and tear, the structure has aged and deteriorated past the point of being economically renovated to serve as a primary residential structure.

Our clients John and Dawn Perkins are hoping and planning to use this property as their primary residence. Our plan is to demolish the existing home and build a new single family owner occupied home. The new home will be 2 stories, and approximately 2600 square feet. There will be a detached garage to the rear of the home with an accessory dwelling located on the second level. The detached garage will have access from the alley to the north of Chandler St. Both structures were designed to match the themes of the neighborhood. I welcome you to review the plans in the attached packet of information. Our goal in working with the Perkins was to keep the Greenbush neighborhood structure style consistent with our new build. You will also find in our information packet an approved reuse and recycle plan for the demolition process.

This project is planned to begin September of 2018 following all necessary approvals from the City of Madison. The completion of this project is estimated to be April of 2019. We plan to submit our application to the City of Madison around January 3<sup>rd</sup> 2018 allowing us to attend the February 19<sup>th</sup> 2018 Planning Commission hearing.

It is our hope with this letter and packet of information is to inform you of our intent and plans for the property. Please do not hesitate to call with any questions, comments or concerns. We will be happy to assist to the best of our abilities.

Thank you,

Mitch Dreher  
Project Coordinator  
Office: 608.437.6181  
[Mitchell@jgdevelopment.com](mailto:Mitchell@jgdevelopment.com)

## Curtis Ryan

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**From:** Mitchell Dreher  
**Sent:** Tuesday, December 05, 2017 9:42 AM  
**To:** 'district13@cityofmadison.com'  
**Cc:** Joel Geissbuhler  
**Subject:** 1322 Chandler St Demolition Notification  
**Attachments:** 2017\_12\_04 Perkins - Notice to Alder & Neighborhood.pdf; 2017\_11\_01 Perkins - Architects House report - for submittal.pdf; 2017\_12\_04 Perkins - House and garage plan - for submittal.pdf; 2017\_12\_04 Perkins - images existing bathroom.jpg; 2017\_12\_04 Perkins - images Existing facade.jpg; 2017\_12\_04 Perkins - images Existing living space.jpg; 2017\_12\_04 Perkins - images Existing wall conditions.jpg; 2017\_12\_04 Perkins - Recycling and Reuse Approval notice.pdf; 2017\_12\_04 Perkins - Recycling and Reuse Plan Letter.pdf; 2017\_12\_04 Perkins - Recycling Plan.pdf; 2017\_12\_04 Perkins - Site survey Exeter design - for submittal.pdf

Good morning,

Attached are the required documents to inform you of our project at 1322 Chandler St. Please don't hesitate to contact me with any questions. I have also sent this out via mail.

Thank you,

**Mitch Dreher**  
Project Coordinator

**Office: 608.437.6181**  
[Mitchell@jgdevelopment.com](mailto:Mitchell@jgdevelopment.com) | [jgdevelopment.com](http://jgdevelopment.com)

4070 E. Brigham Rd. | Blue Mounds, WI 53517  
701 E. Washington Ave. | Madison, WI 53703



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## Curtis Ryan

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**From:** Mitchell Dreher  
**Sent:** Tuesday, December 05, 2017 9:41 AM  
**To:** 'John Perkins'  
**Cc:** Joel Geissbuhler  
**Subject:** 1322 Chandler St Demolition Notification  
**Attachments:** 2017\_12\_04 Perkins - Notice to Alder & Neighborhood.pdf; 2017\_11\_01 Perkins - Architects House report - for submittal.pdf; 2017\_12\_04 Perkins - House and garage plan - for submittal.pdf; 2017\_12\_04 Perkins - images existing bathroom.jpg; 2017\_12\_04 Perkins - images Existing facade.jpg; 2017\_12\_04 Perkins - images Existing living space.jpg; 2017\_12\_04 Perkins - images Existing wall conditions.jpg; 2017\_12\_04 Perkins - Recycling and Reuse Approval notice.pdf; 2017\_12\_04 Perkins - Recycling and Reuse Plan Letter.pdf; 2017\_12\_04 Perkins - Recycling Plan.pdf; 2017\_12\_04 Perkins - Site survey Exeter design - for submittal.pdf

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