



January 17, 2018

City of Madison  
Planning Division

**Letter of Intent:**

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.

We are requesting approval for a Demolition Permit, and Conditional Use approval for a Detached Garage with square footage larger than the regulated amount. 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. The detached garage to the rear of the home will have access from the alley to the north of Chandler St. The home owners will be considering a conditional use approval for an ADU unit, but not at this time. 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. Our clients John and Dawn Perkins are hoping and planning to use this property as their primary residence

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.

This project is planned to begin September of 2018 following all necessary approvals from the City of Madison. Required approvals to this point have been attached with our packet. The completion of this project is estimated to be April of 2019. The construction team will include members from Brio Design Homes as well as a few of our trusted sub-contractors.

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)