



January 31, 2018

City of Madison Planning Division
Department of Planning & Community & Economic Development
126 South Hamilton Street
Madison, WI 53703

Re: Letter of Intent – 827 East Gorham

Dear Members of the Urban Design Commission, Plan Commission and Common Council:

Please accept this Letter of Intent, Land Use Application, and attachments regarding the relocation of the houses currently located at 725 and 737 East Johnson Street to the vacant lot at 827 East Gorham. Conditional uses include:

1. **Existing buildings to be relocated to site:** for unit count per table 28D-2 (two unit).

Development Team

Client:	700 East LLC Chris Houden chrish@spmadison.com
Development Consultant:	Urban Assets Melissa Huggins, AICP 807 East Johnson Street Madison, WI 53703 608.819.6566 melissa@urbanassetsconsulting.com
Architect:	Kahler Slater Thomas Miller, AIA 11 West Wisconsin Avenue Milwaukee, WI 53202 414.272.2000 tmiller@kahlerslater.com
Civil Engineering & Landscape Architecture:	Vierbicher Joseph J. Doyle, PE 999 Fourier Drive, Suite 201 Madison, WI 53717 608.826.0532 jdoyle@vierbicher.com

Legal Description: 827 East Gorham

Lot five (5), block one hundred forty (140), original plat of the City of Madison, in the City of Madison, Dane County, Wisconsin. Containing 8,779 square feet or 0.20 acres more or less.



Project Overview

725 and 737 East Johnson are proposed to be moved to the 66' wide lot at 827 East Gorham; this will require modification of an easement shared with the adjacent property owner. The proposed program includes the following:

- Relocation and renovation of 4 units in two existing houses to 827 E. Gorham Street

Lot Size

0.20 ac

Lot Coverage

3,604 sf

Useable Open Space

4,371 sf

Stormwater Management

The project involves the redevelopment of the existing site. The City of Madison requires that proposed stormwater management practices must reduce the total suspended solids load by 60% for redevelopment, as compared to no controls. The proposed stormwater management facility will meet these requirements through the implementation of a bioretention basin on the south side of the site.

We look forward to working with city staff, Plan Commission, and Urban Design Commission members on the review and approval of this important project.

Regards,

A handwritten signature in black ink, appearing to read "Melissa Huggins".

Melissa Huggins, AICP
Urban Assets

Cc: Thomas Miller, AIA, Kahler Slater
Chris Houden, 700 East LLC