

Land Use Application S.I.P. Submittal - Letter of Intent  
DUPLEX HOUSING  
8549 & 8557 Elderberry Road  
Madison, Wisconsin  
Dimension IV Project No. 19014  
May 26, 2019

1. Project Team

**Applicant:** American Realtors  
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**Architect:** Dimension IV Madison Design Group  
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**Civil Engineer/Site Design:** Snyder & Associates, Inc.  
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**Landscape Architect:** Herman Landscape  
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2. Existing Conditions

The site is two existing vacant lots.

3. Project Schedule

Upon securing agency and financing approvals, the project is scheduled to start construction in summer of 2019 with occupancy in fall/winter 2019.

4. Proposed Uses

The project is two duplex lots. A duplex will be developed on each lot.

5. Hours of Operation

Not applicable.

6. Building Square Footage

	Lot 1 (8549) Building A	Lot 2 (8557) Building B	Total
Basement Level	1,950 square feet	1,950 square feet	3,900 square feet
First Level:	1,950 square feet	1,950 square feet	3,900 square feet
Second Level:	<u>2,030 square feet</u>	<u>2,030 square feet</u>	<u>4,060 square feet</u>
TOTAL	5,930 square feet	5,930 square feet	11,860 square feet

7. Number of Dwelling Units: Two, 3-bedroom units per lot.

8. Auto and Bike Parking Stalls: A two-car garage is provided for each unit.

9. Lot Data

Zoning: Planned development General Development Plan (GDP) for two duplex lots. Lots to be rezoned to Specific Implementation Plan (SIP) for two duplex lots.

Lot Size: Lot 1 – 11,961 square feet      Lot 2 – 15,515      Total – 27,476 square feet

Lot Coverage

	Lot 1 (8549)	Lot 2 (8557)	Total
Building	2,878 square feet (24%)	2,913 square feet (19%)	5,791 sf (21%)
Impervious Area	1,686 square feet (14%)	2,357 square feet (15%)	4,043 sf (15%)
Pervious Area	<u>7,397 square feet (62%)</u>	<u>10,245 square feet (66%)</u>	<u>17,642 sf (64%)</u>
TOTAL	11,961 square feet (100%)	15,515 square feet (100%)	27,476 sf (100%)

10. Usable Open Space: Not applicable

11. Land Value: Not Applicable

12. Estimated Project Cost: Not Applicable

13. Number of Construction or Full Time Equivalent Jobs Created: Not Applicable

14. Public Subsidy Requested: None