



2631 university ave., ste 107
madison, wi 53705
608.630.0329
waterstonestudio.com

September 27, 2020

Dept. of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent – 502 Leonard Street

Please find attached the following documents for Plan Commission consideration for the demolition of the existing house at 502 Leonard Street and replacement with a new single family home.

1. (28) copies Letter of Intent
2. (28) copies 11x17 Plans
3. (28) copies Land Use Summary
4. (1) Copy of Plans reduced
5. Filing Fee

OWNER

The Eagen Scheirow Trust
Kelly Eagen
Brian Scheirow
502 Leonard Street
Madison, WI 53711
brian@schneirow.com

CONTRACTOR

Waterstone
2631 University Ave., Ste 107
Madison, WI 53705
608.630.0329
manderson@waterstonestudio.com

SURVEYOR

Badger Surveying
Mark Gerhardt
608.244.2010

EXISTING CONDITIONS

The site currently has a single family residence with a rough floor area of approximately xxxx s.f. including garage. There is a partial basement used primarily for mechanicals and storage. The site is relatively flat. A shared driveway borders the south side of the property serving neighboring properties. There are several large trees including a white birch tree, several species of evergreen pine, a large silver maple and a flowering crab. Of those, only the crab tree will be removed for the expanded footprint of the house.

PROJECT SCHEDULE

Upon approvals and issuance of required permits, construction to begin immediately with a completion date of Spring 2021.

HOURS OF OPERATION

Full time single family residence.

NUMBER OF DWELLING UNITS

One.

AUTOMOBILE AND BIKE PARKING

Two interior parking stalls. Bike storage in garage.

LOT COVERAGE

Total Lot Area:	8,969.9 sf
Total House Footprint:	1,861.4 sf
Front Entry:	204.25 sf
Screen Porch:	135.0 sf
Total Driveway:	448 sf
Total Shared Driveway:	1,068.4 sf
Total Impervious:	3,717.05 sf
Percentage Impervious:	41%

VALUE OF LAND

\$103,500

ESTIMATED COST CONSTRUCTION

\$602,000

NUMBER OF CONSTRUCTION AND FULLTIME EQUIVALENT JOBS CREATED

Construction jobs created: 3-4 Full Time for approximately 6 months. No permanent jobs created with project.

PUBLIC SUBSIDY

None

Thank you in advance for your consideration. Contact me with any questions or for additional information.

Regards,

Michael Anderson
Waterstone, LLC