

Letter of Intent

3/17/2015

Madison Zoning Commission,

My wife and I reside at 137 N. Prospect Avenue. The property currently has a 1.5 car garage and adjacent 1.5 car gravel parking pad located at the rear of the lot, accessed by an alley. The garage is in need of roof replacement, and the 1.5 + 1.5 configuration limits storage and accommodates only two vehicles within its 3-car footprint. The purpose of our Land Use Application is to replace the existing garage and parking pad with a more functional 3-car garage.

The proposed 26' x 36' garage will store personal vehicles, bicycles, kayaks and yard equipment. All minimum area and setback requirements will be met, including the Rear Yard Setback Coverage requirement (the garage will occupy 486sqft {34%} of the 1,445sqft rear yard setback).

Though there is limited visibility from the street, the garage will achieve an attractive appearance through the use of stucco, period appropriate fixtures, a hip roof and color scheme that compliment the house. There are existing 3-car garages on both neighboring properties, and the property to the rear has a 10-car gravel parking pad. We have communicated our plans to each neighbor surrounding the garage and have received approval from all.

The project will be designed and managed by Eric Donovan of TDS Custom Construction. Materials are submitted on March 18th to be reviewed at the May 18th Planning Commission meeting. Construction would begin in June and be completed in September 2015.

Please contact us at (608) 709-6161 if you have any questions or would like additional information.

Thank you,
Mike & Lynn Borkenhagen

