

Scott & Jennifer LaMontagne
1717 Kendall Avenue
Madison, WI 53726
November 14, 2013

Zoning Commission
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Room LL.100
Madison, WI 53701-2085

Dear Zoning Commission,

The house at 1717 Kendall is on the corner of Kendall and Prospect in The University Heights Historic District. It was built in 1895. Sometime before 1940, a two car flat roofed garage was attached to the back of the house. The garage has been poorly maintained and was deemed "unserviceable" during our home inspection in May 2012.

We have obtained approval from the Madison Landmarks Commission to remove this structure. In its place, we would like to build a detached garage in the back corner of our lot; the Landmarks Commission also approved these construction plans. Ideally we would begin construction in the summer of 2014 and complete the project that fall.

The new garage would hold two cars along with garbage cans, lawnmower, snow blower, garden tools, bikes, and other typical items. It aims to be unobtrusive and the roofline was reduced so as to not block a neighbor's lake views. The garage would be 656 square feet and we are seeking approval for a variance given that it is larger than the 576 square foot limit for such structures. The extra square footage aims to make up for a loss of attic storage given the low roofline. There would be a side entry porch of 43 square feet, similar to the house's back porch. Significant green space will be replenished with the removal of the existing parking lot (left over from student rental days).

The house is built on a hill and the back yard is currently sloped towards the house. When building the garage, we also plan to re-grade the back yard to keep water from flowing towards the house foundation.

We look forward to responding to any questions from the Zoning Commission and other relevant parties.

Thank you,

A handwritten signature in black ink, appearing to read "Scott & Jennifer LaMontagne". The signature is fluid and cursive, with the first name "Scott" being more legible than the second.

Scott and Jennifer LaMontagne