

Dear Plan Commission:

This is our letter of intent to file an application for a conditional use permit. The permit will be used to remove the current 1 car garage and construct an architecturally fitting 2 car garage.

Our home is located at 2154 West Lawn Ave, Madison, WI 53711. We are requesting that the current garage that is 12.0x17.9 =214.8 sq. ft to be expanded to 22x24=528 sq. ft. The current position of the garage has a 6' set back to the side yard. We plan to reduce that to 3' and take the garage out 22' to stay inside of the 15' street side set back rule. The width of the garage is planned to be 24' wide and meets the back yard set back rules with over 15' remaining (and only 10' is required per zoning rules for TR-C3). The new proposed design will incorporate the architectural style of the house and the area.

The conditional use permit is needed because the garage is greater than the 10% of the square feet of the total lot size (456 sq ft). In this case it will be 11.5% (528 sq ft) of the sq. footage of the total lot size (4560 sq. ft). The total lot coverage area including the house, driveway and garage is 1708.50 sq. ft which is 37% lot coverage. The open space of the lot will be 2851.50 sq ft, which exceeds the requirement of 500 sq. ft for this district.

The garage will be used for storage of bikes, seasonal items, garbage/recycling cans, tools, lawn equipment and our 2 vehicles. We have attached the 4 sided elevations, floor plan, site plan (current and proposed) expansion and a survey. If you have any questions, please feel free to call at 608-220-3282.

Thank you,

Charlie Wills and Crystal Redfield