

Letter of Intent

Hi, my name is Andy Martin and my wife, son, and I reside at 3026 Atwood Ave. The necessity of the land use application is because we would like to construct a 3-car garage 32'x22' (704 ft²) to house our 2 vehicles, boat and yard care equipment.

Because the garage construction is part of an entire lot renovation, I thought it would be beneficial to summarize each change to better visualize the improvement potential for the property.

Our home resides on a double lot (9320 ft²) with an oversized double-wide driveway (1500 ft²) in the middle, coming out from the alley. This driveway segments the green space into several small yard areas, making it nearly impossible to both maintain healthy grass with two high energy dogs and fully enjoy the space that the lot has to offer. The plan is to remove the existing driveway, construct a 3-car garage w/small driveway in the back corner of the lot, extend a single lane driveway to the cellar door along the house, and connect fence to enclose the yard.

The yard renovation project would actually decrease the lot's concrete footprint while greatly increasing green space and usability. The new plan would consolidate spaces to allow for a 3400 ft² yard space, 3-car garage (eliminating the need for a 10ft x 10ft shed), a single driveway up to the cellar door, and a designated garden area in the southeast corner of the lot. The garage would be positioned almost entirely behind the house (from Atwood Ave) and not visible from the street.

To summarize:

Reasons for each part of construction

- 3-car garage —————> house 2 vehicles, boat, yard equipment, eliminate need for shed (shed to be removed upon garage completion)
- Alley side driveway —————> garage entrance, adjacent fence gate entry
- Single lane driveway along house —————> easy access to cellar door for lumber loading/unloading, work area during spring/summer/fall (I do woodworking as a hobby)
- Fence —————> enclose entire lot for containment of dogs/privacy
- Patio walkway —————> eliminate walkway wear on lawn, use of pervious pavers to for decrease of runoff/appearance

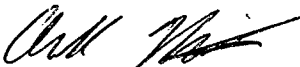
I have attached both the current layout and the proposed layout.

I have received verbal approval of the plan from my neighbors to the east, Andy and Maggie Berg. Andy can be reached at (608) 445-6318. The 9ft setback from the alley should not effect any alley traffic, adjacent driveway function, or snow removal. (Currently, there is a 6ft fence on that line)

The schedule for the project is to remove old driveway, lay concrete, lay patio bricks, connect fence, and plant grass by the end of the summer in 2014. Garage construction would begin May 2015, and be completed by June 2015.

I greatly appreciate your time and work in the community so far and look forward to enjoying this great neighborhood for a long time in our beautiful home.

Thank you,



Andrew Martin